



McEwan Fraser Legal
Solicitors & Estate Agents
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9B Croft Street

PENICUIK, EH26 9DH

LOCATION-PENICUIK

EH26 9DH

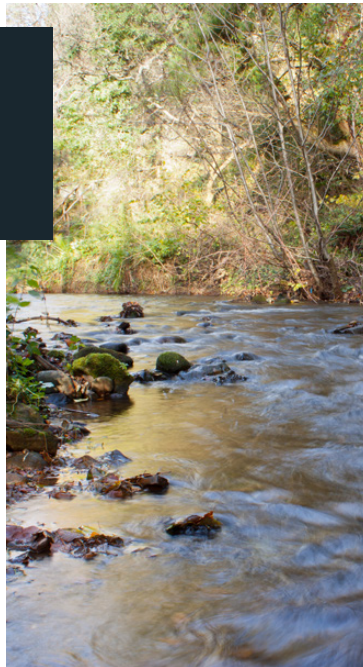
For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the south-west of the city, approximately ten miles from Edinburgh's city centre and close to the Pentland Hills. It is an attractive little town completely surrounded by open countryside, which extends right into the borders. In terms of travelling time, Princes Street to Penicuik is generally a twenty-five to thirty-minute drive, except at the busy times.

A self-contained, independent township, Penicuik is well served with every possible shopping facility, service and amenity. Much of the town centre is pedestrianised, making shopping both pleasant and entirely safe. Apart from the extensive variety of small shopping facilities, there is a branch of Lidl and a Tesco Superstore. A ten-minute drive takes you to Straiton Retail Park where you will find a selection of shops including Asda, IKEA, Costco, Sainsbury's and Marks & Spencers.

The town centre provides a wide choice of building societies, banking, Post Office services and a health centre, which provides very comprehensive services, including those of a dentist.

Throughout Penicuik are a number of primary and secondary schools of both denominations. Just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with a library and swimming pool.

For those whose jobs require them to travel throughout Scotland, Penicuik is an excellent position. Only ten minutes away lies the Edinburgh City Bypass, which gives access to all main routes, whilst Penicuik itself is on the main road to Peebles and all points south and just off the road directly to Carlisle, which also gives easy access to Clyde Valley and the city of Glasgow.



9B CROFT STREET

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Delightful one-bedroom ground floor flat with private rear garden and a fantastic central location just off West Street/High Street junction. The property has been well maintained and is presented to the market in very good order throughout.

Internal accommodation is focused towards a well proportioned lounge that has some real period character and exposed wooden floorboards. There is plenty of space for a large sofa and even a small dining table if needed. A separate kitchen comes equipped with a good range of base and wall mounted units, integrated gas hob and electric oven.

The double bedroom faces the rear and boasts double doors opening on to a rear patio and private garden beyond. There is also a nice modern bathroom which is partially tiled and enjoys excellent natural light.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 2.80m (9'2")
Kitchen	3.80m (12'6") x 2.00m (6'7")
Bedroom	3.10m (10'2") x 3.00m (9'10")
Bathroom	3.10m (10'2") x 1.90m (6'3")

Gross internal floor area (m²): 38m²

EPC Rating: D

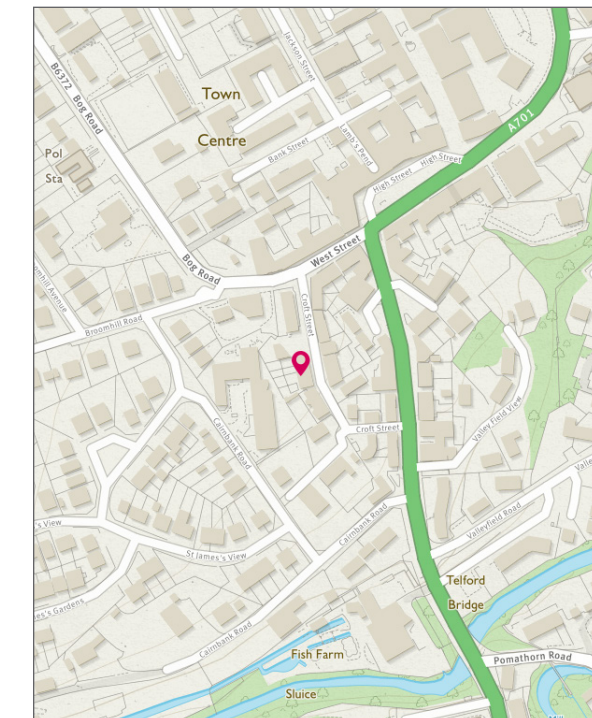
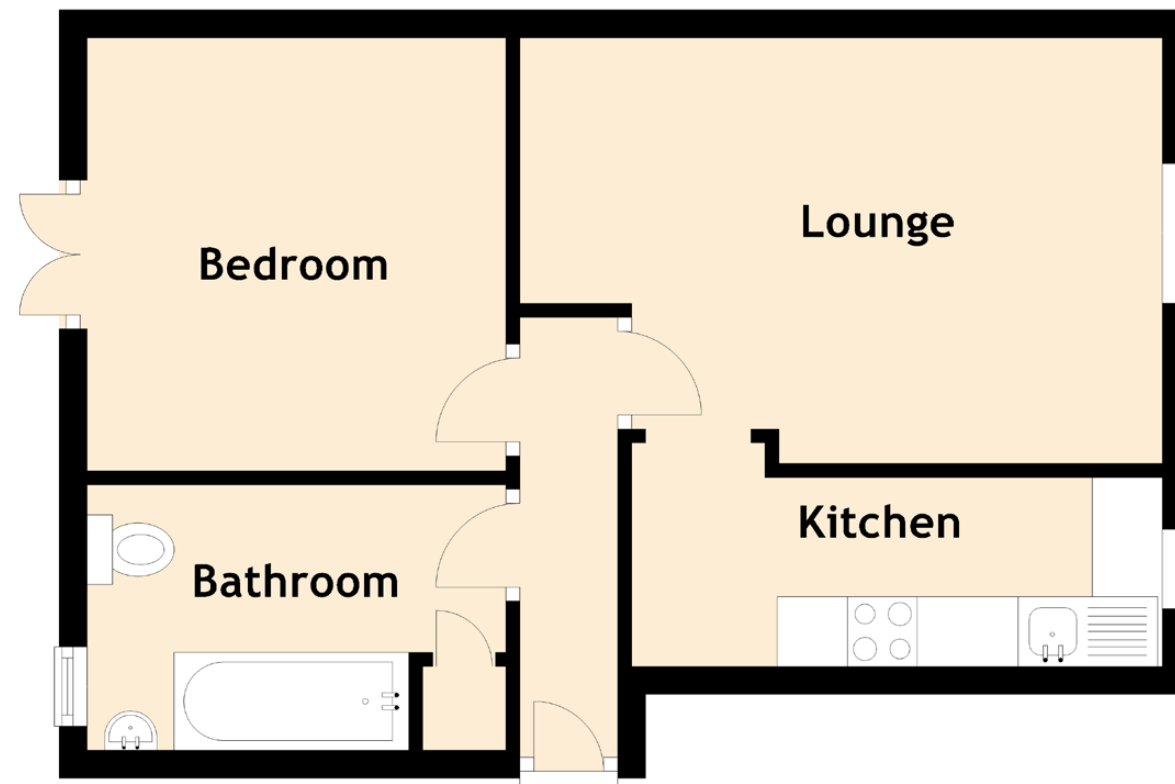


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