

# 119 Rullion Road

PENICUIK, MIDLOTHIAN, EH26 9JA



*Beautiful three-bedroom semi-detached family home with spacious living, modern kitchen, floored attic and large gardens in Penicuik*



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McEwan Fraser Legal is delighted to present this three-bedroom semi-detached house on Rullion Road, Penicuik. The property is offered to the market in true walk-in condition and would make an excellent family home.

# THE LIVING ROOM



Entering the property, you are welcomed into a bright hallway with the spacious living room directly to your left. This is a large and light-filled space, enhanced by its dual aspect, which is created through a flat arch leading seamlessly into the dining room. The dining room enjoys direct access to the rear garden through double doors, making it perfect for family living or entertaining.



# THE DINING ROOM





# THE KITCHEN



Off the dining room sits the modern kitchen, which is well-appointed with an induction hob, integrated oven and separate grill, fridge, freezer, dishwasher, and an abundance of countertop and storage space.





Upstairs, the property boasts two generous double bedrooms and a further single, all of which benefit from integrated storage. A contemporary three-piece bathroom suite is also located on this level. In addition, the attic has been floored and converted into a highly versatile space, currently utilised by the owners as a games room but equally suitable for storage or a home office.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





# THE ATTIC

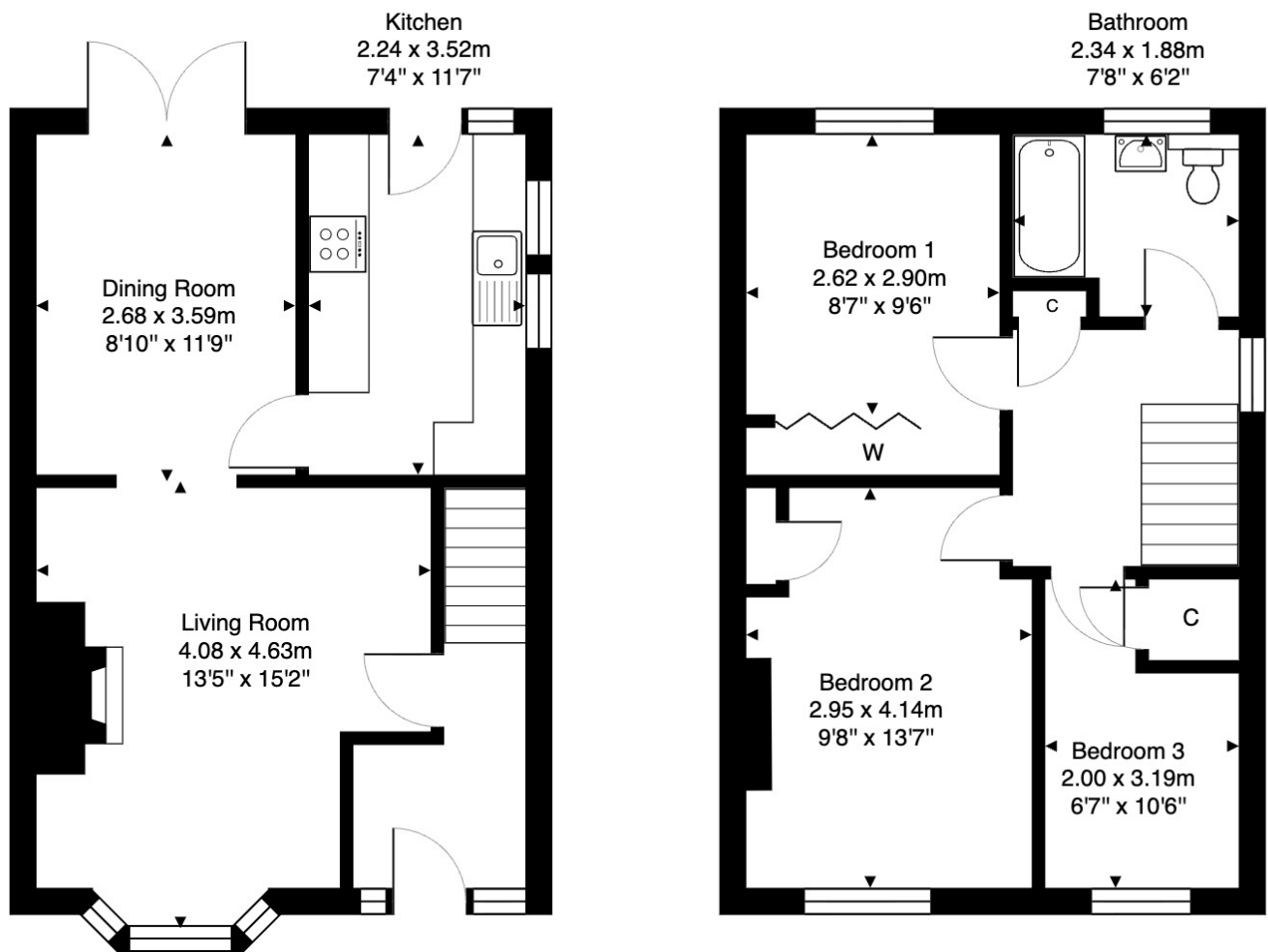


Externally, this home excels. To the rear is a large garden with a mixture of decking and turf, creating an ideal outdoor space for families. There is also a single garage with rear access, alongside a substantial front garden. On-street parking is available.



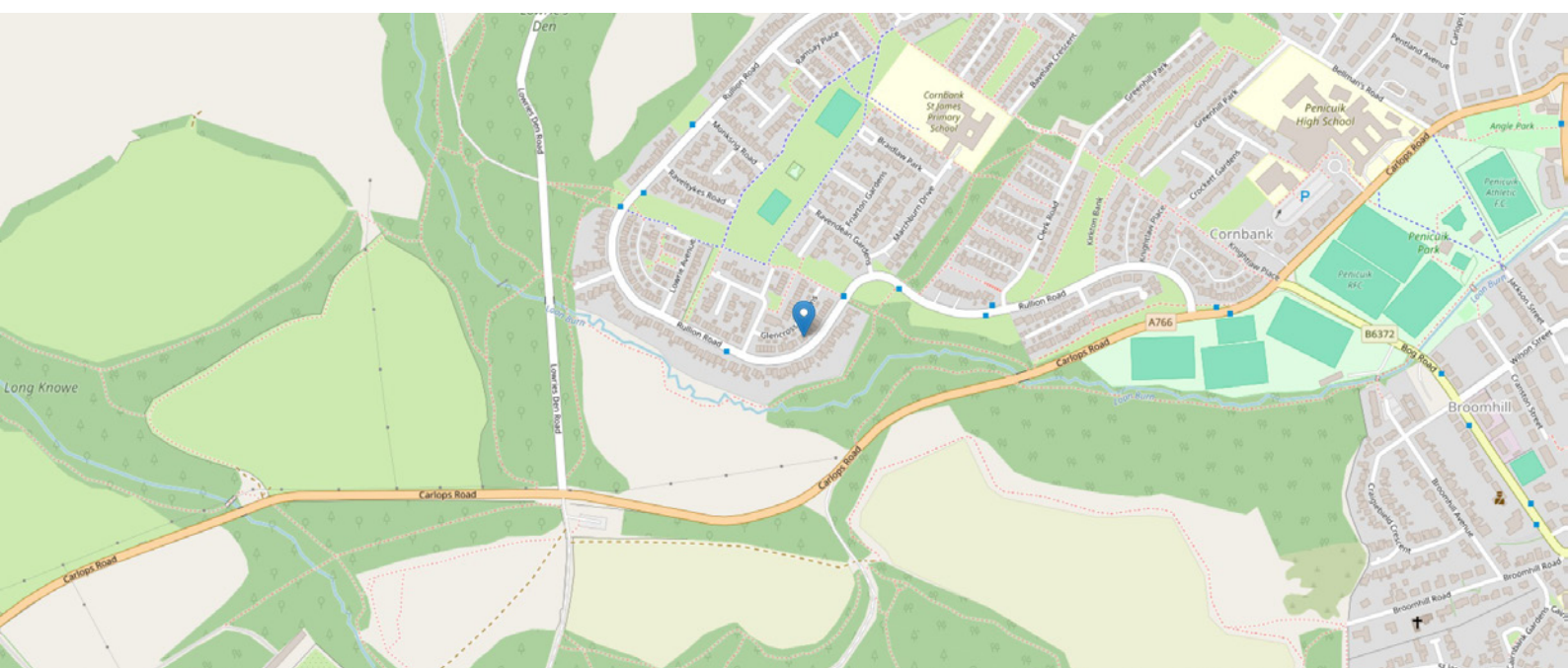


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

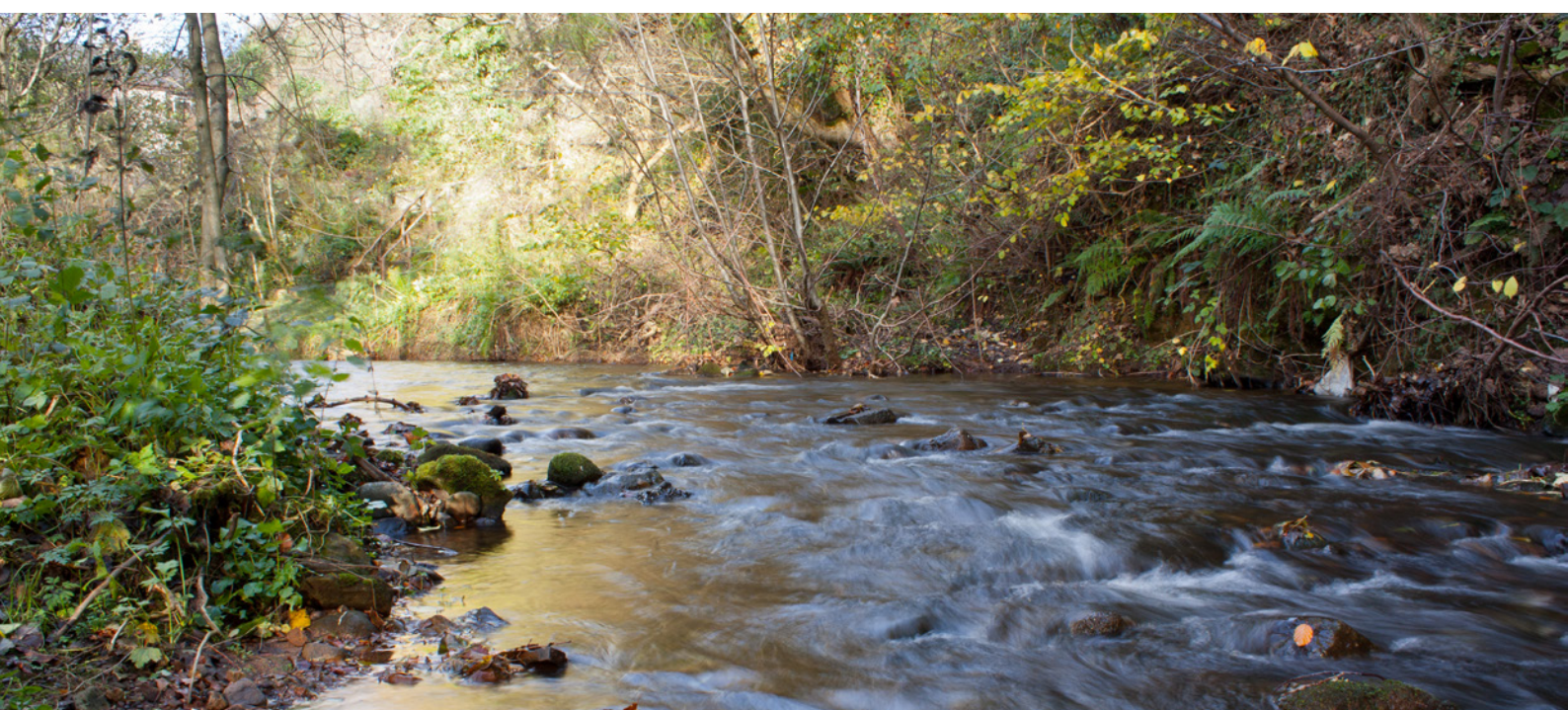
Gross internal floor area (m<sup>2</sup>): 79m<sup>2</sup> | EPC Rating: C





# THE LOCATION

For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the southwest of the City, nine or ten miles from Edinburgh's City Centre, close to the Pentland Hills. It is an attractive little town completely surrounded by open countryside, which extends from here 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 busiest of times.







Being 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. Slightly further afield, 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 & Spencer.

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 a swimming pool.

For those whose jobs require them to travel throughout Scotland, Penicuik is an excellent choice. 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.





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Exchange  
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