

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**10 Bank Street**  
PENICUIK, MIDLOTHIAN, EH26 9BG

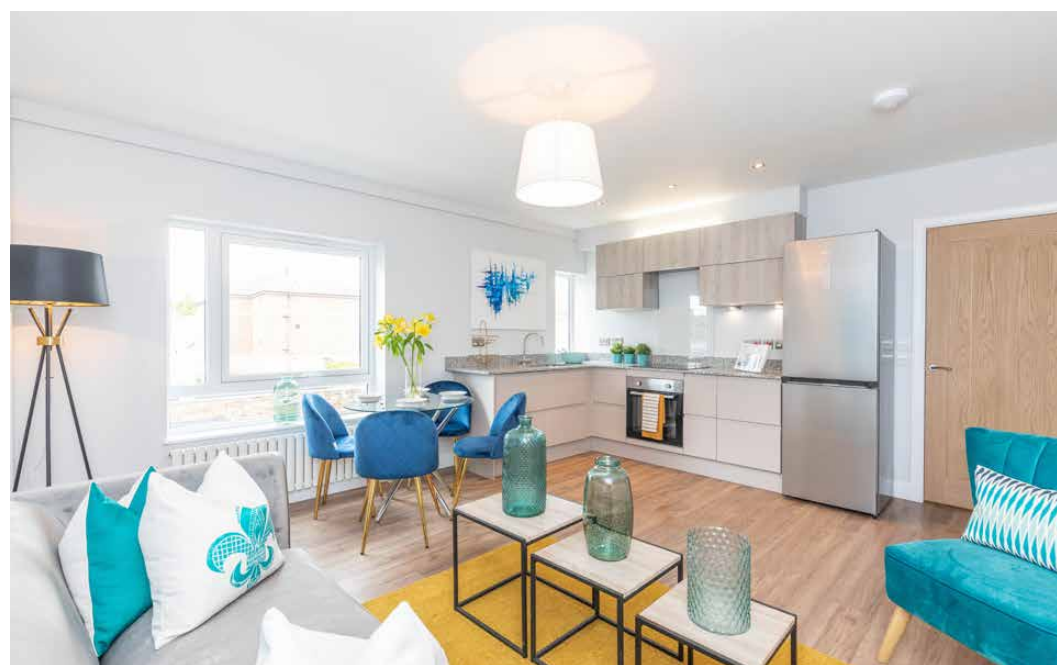
## PENICUIK, MIDLOTHIAN

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Penicuik is a thriving township lying to the south-west 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. 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 & 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, there 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.





## 10 BANK STREET

McEwan Fraser Legal are proud to present to the market these unique two bedroom boutique apartments. Viewing of these three elegant apartments, finished to an exacting standard with quality craftsmanship and modern features throughout, is highly recommended to fully appreciate the opportunity available. From First-Time-Buyers and Buy-To-Let Investors to Professional Couples, these prestigious apartments really do appeal to everyone's needs.

Internally, no expense has been spared with the inclusion of granite worktops and high quality laminate flooring throughout the living areas. The kitchens are a feast of modern, minimalistic chic, with streamlined work surfaces over flush unit doors in natural tones, and include an integrated washing machine, optional dishwasher, space provided for a fridge freezer.\*

These two-bedroom apartments have been meticulously designed to create spacious, low-maintenance, design-led properties that ooze modern living. Inside, the extensive use of glazing cleverly acts as an extension to the internal space and makes the most of the natural light.

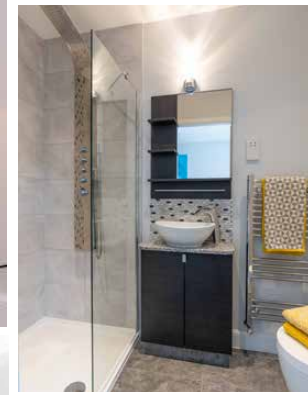
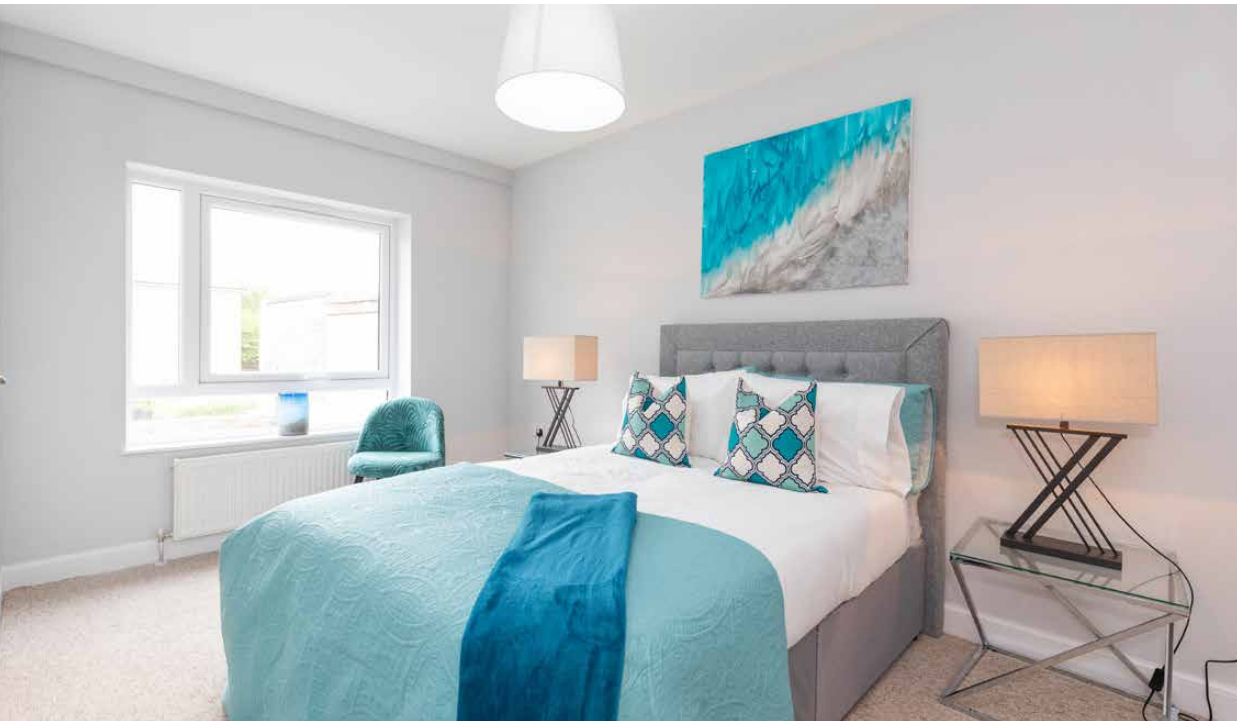
Clear, crisp and contemporary styling continues into the bedrooms. The sleek main bathrooms and ensembles exude luxury with elegant suites, which demonstrate stylish attention to detail.

The apartments are serviced by an efficient electric heating system and double glazing.

\*Please note, specifications differ slightly for all three flats. \*Ten year ICW warranty\*

\*These properties have been approved for Help to Buy Scheme - only 5% deposit\*

## CLEAR, CRISP AND CONTEMPORARY STYLING



# SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Living Room/ Kitchen	4.85m (15'11") x 4.21m (13'10")
Bedroom 1	4.22m (13'10") x 2.66m (8'9")
En-suite	2.32m (7'7") x 1.20m (3'11")
Bedroom 2	2.95m (9'8") x 2.74m (9')
Bathroom	2.74m (9') x 1.62m (5'4")

Gross internal floor area (m<sup>2</sup>): 58m<sup>2</sup> \*not every floor size is the same EPC Rating: D

Extras (Included in the sale): \*Ten year ICW warranty\*

Disclaimer: not all floor plans are the same.

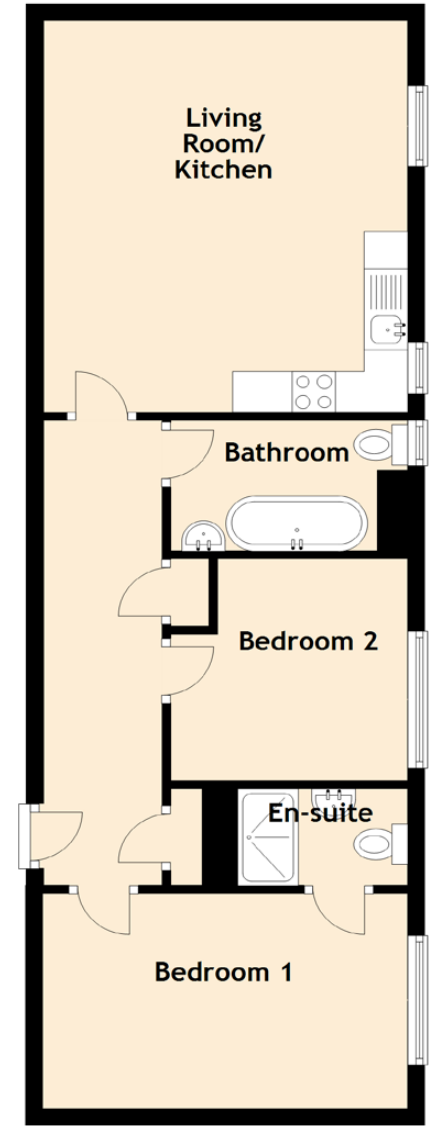


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**Solicitors & Estate Agents**

Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
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Text and description  
**JAY MURRAY-PATEL**  
 Surveyor



Professional photography  
**ROSS MCBRIDE**  
 Photographer



Layout graphics and design  
**ABBEY TURPIE**  
 Designer