



Spacious Two Bedroom Semi-detached Home in Penicuik.



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THE LOUNGE



Inside, the property comprises of:

- Spacious living area with large windows which are south facing and an electric fan fireplace providing a focal point within the room.
- Fully equipped kitchen which is accessed via the lounge area of the property and benefits from being bright and spacious with a gas hob, fan oven and freestanding appliances. The kitchen has excellent storage and provides access to the back garden.
- Two well proportioned double bedrooms which include integrated wardrobes.
- One main family bathroom situated on the first floor. Fitted with a three-piece bath suite and shower over the bath.

THE KITCHEN





BEDROOM 1



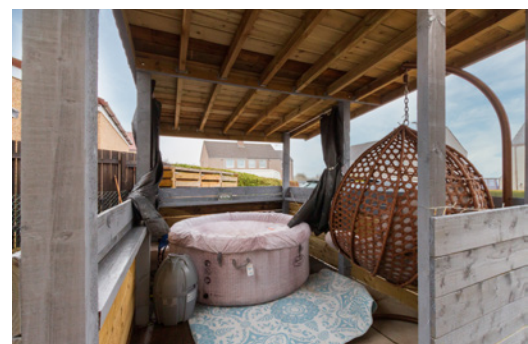


BEDROOM 2 & THE BATHROOM

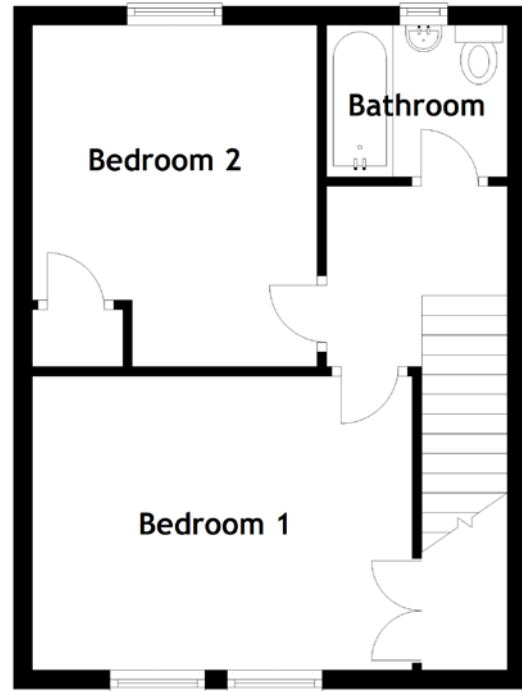
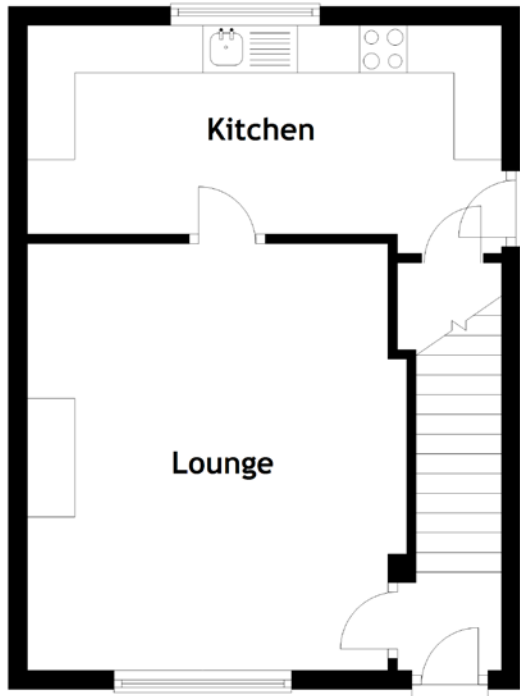


In addition, the property includes a driveway, free on-street parking, full double glazing and gas central heating.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

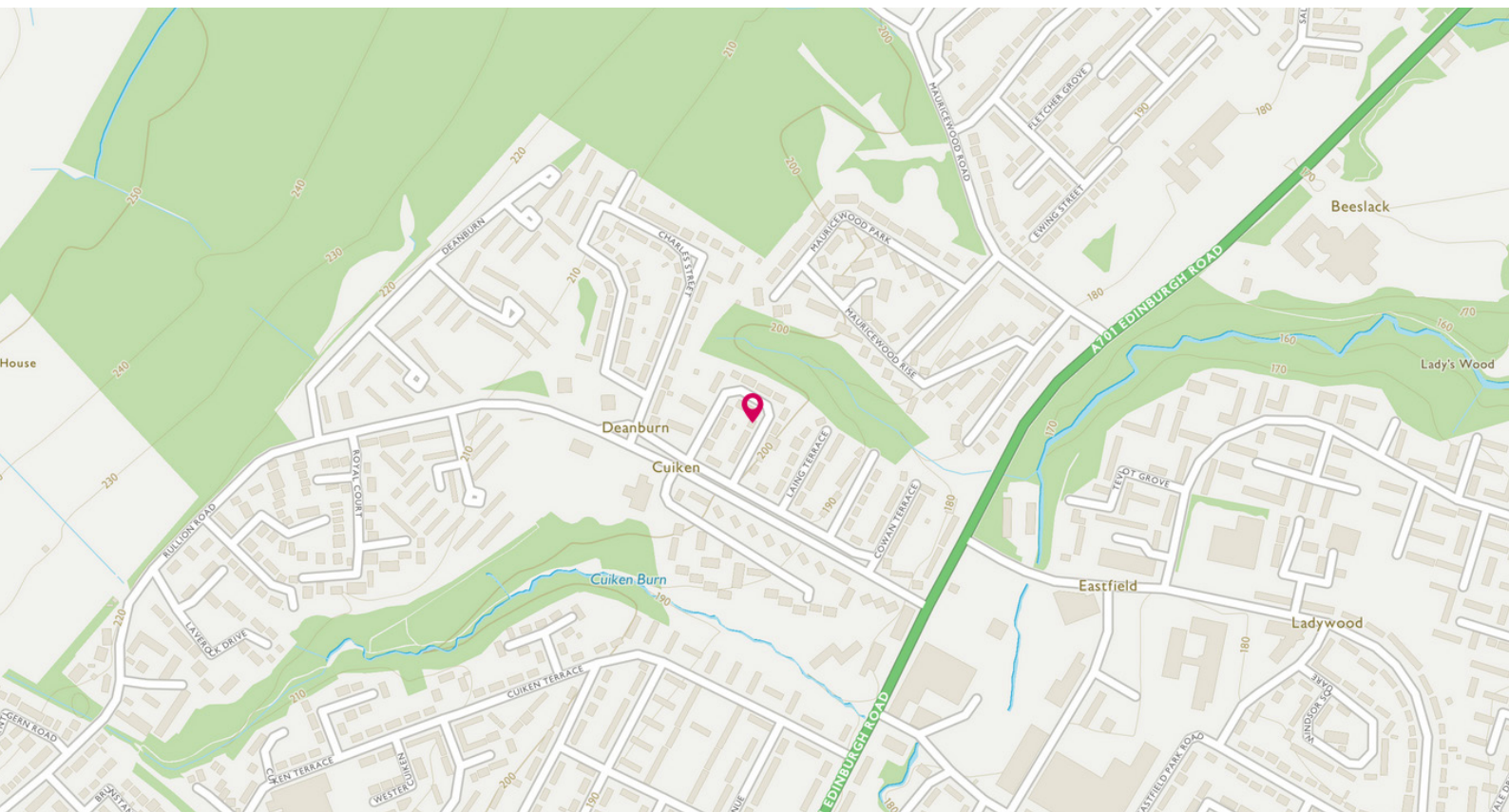


Approximate Dimensions (Taken from the widest point)

Lounge 4.50m (14'9") x 4.00m (13'1")
Kitchen 5.00m (16'5") x 2.20m (7'3")
Bedroom 1 4.00m (13'1") x 3.10m (10'2")

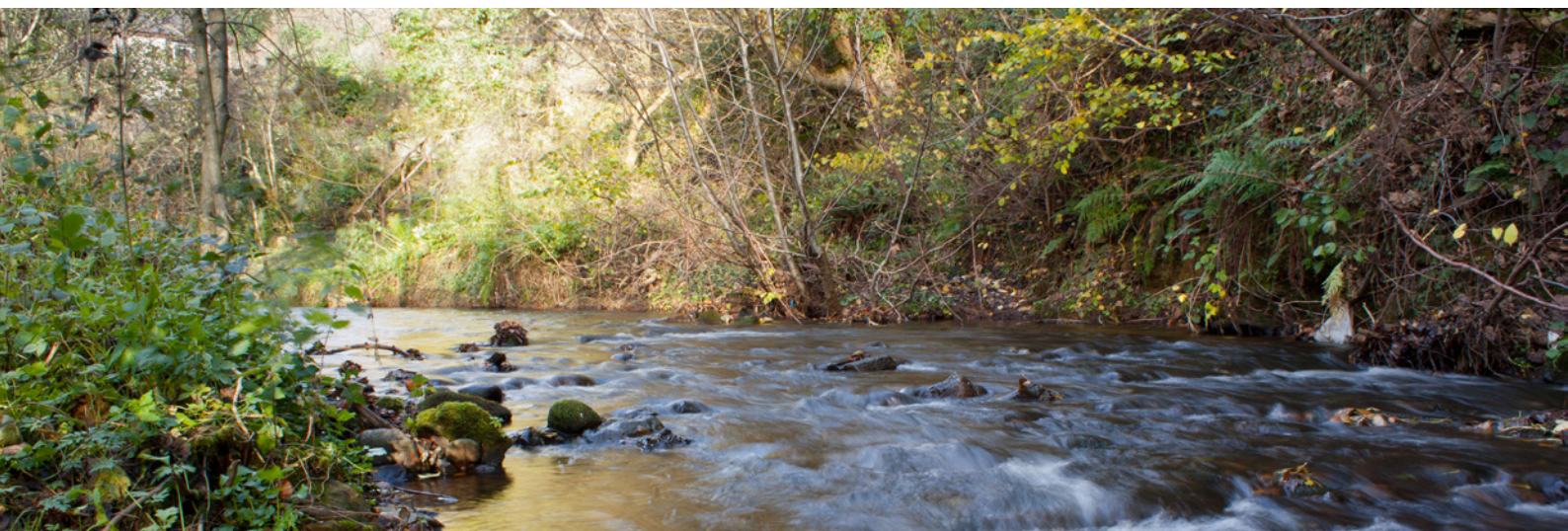
Bedroom 2 3.60m (11'10") x 3.00m (9'10")
Bathroom 1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m²): 68m²
EPC Rating: D



THE LOCATION

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 and 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.



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