

24 Royal Court

PENICUIK, EH26 0JH



*Spacious Four Bedroom Mid Terraced House In
The Midlothian Town Of Penicuik*



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McEwan Fraser Legal is delighted to present this four-bedroom terraced house in Penicuik.

THE LOUNGE



Inside, the property comprises:

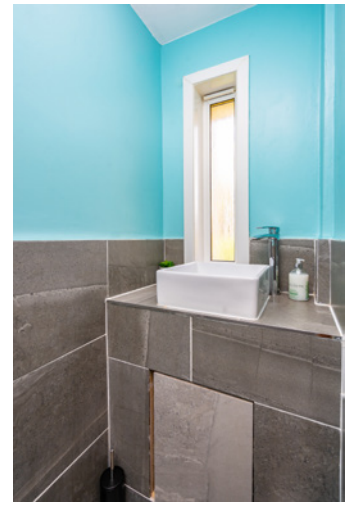
- Spacious living area with large windows overlooking the private rear garden the living room has more than adequate space for various furniture arrangements.
- Fully equipped breakfasting kitchen with access to the private rear garden.
- Separate dining room overlooking the rear of the property.

THE KITCHEN



THE DINING ROOM





- Four spacious bedrooms which vary in size and furniture arrangements.
- There is one main shower room which is fitted with a three-piece suite as well as a further WC on the ground floor.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4

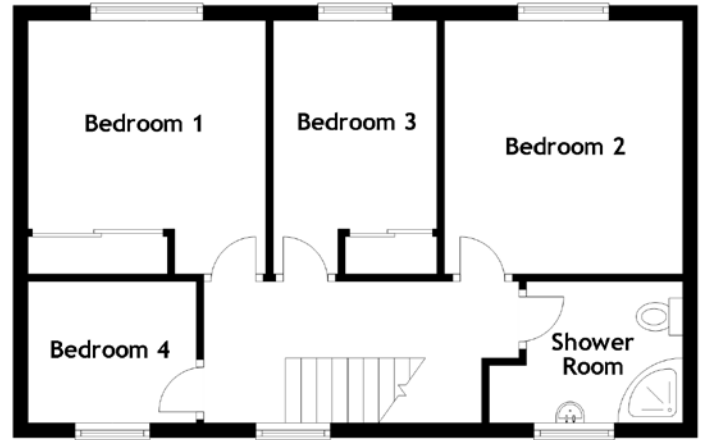
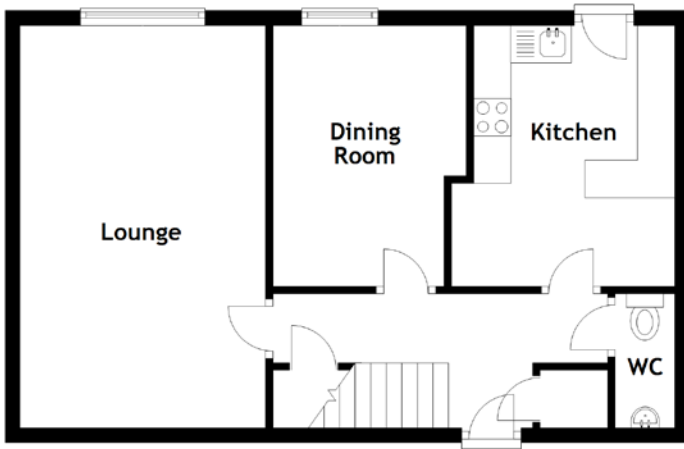


In addition, the property includes free on-street parking for residents and visitors alike as well as benefitting from gas central heating and double-glazed windows.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

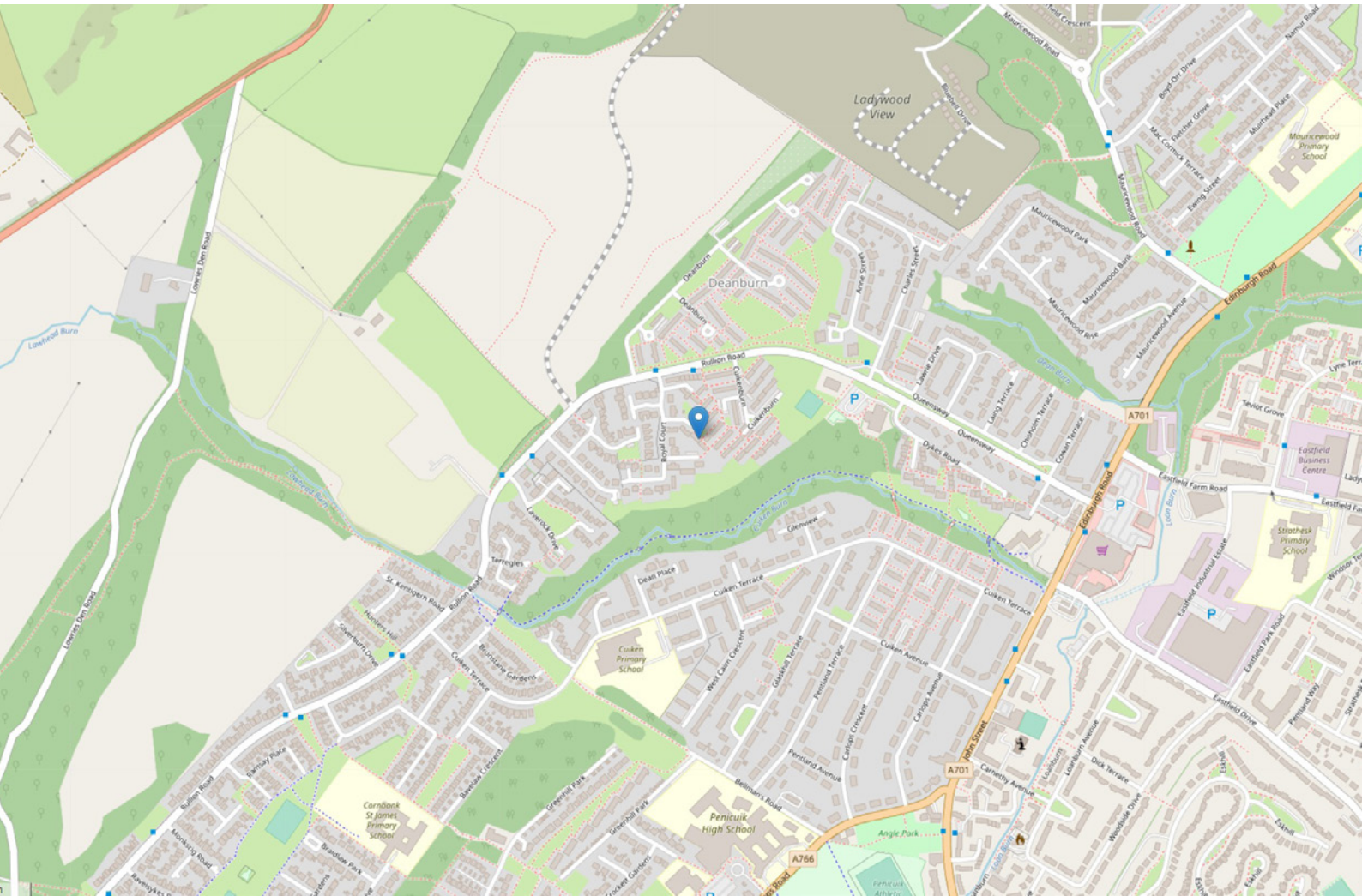


Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.30m (10'10")
Dining Room	3.50m (11'6") x 2.60m (8'6")
Kitchen	3.50m (11'6") x 3.00m (9'10")
WC	1.70m (5'7") x 0.80m (2'7")
Bedroom 1	3.40m (11'2") x 3.30m (10'10")

Bedroom 2	3.40m (11'2") x 3.20m (10'6")
Bedroom 3	3.40m (11'2") x 2.20m (7'3")
Bedroom 4	2.50m (8'2") x 1.80m (5'11")
Shower Room	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²): 95m²
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, Sainsburys and Marks & Spencers.

The town centre provides a wide choice of building society, 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 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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