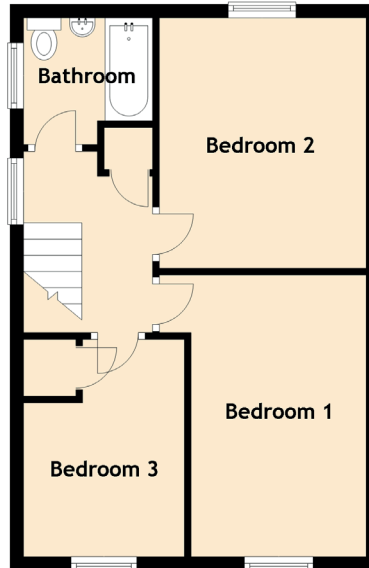
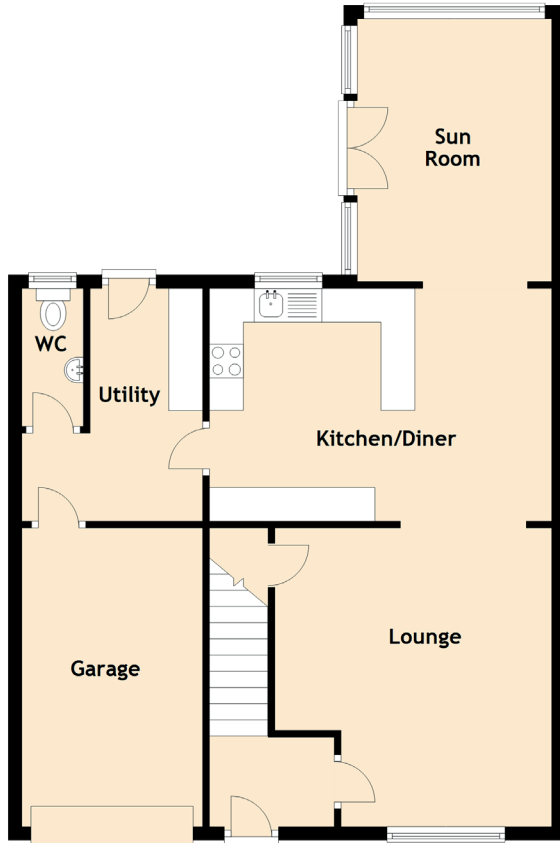


226 Rullion Road

PENICUIK, MIDLOTHIAN, EH26 9JF



Approximate Dimensions (Taken from the widest point)

Lounge	4.15m (13'7") x 4.12m (13'6")
Kitchen/Diner	5.07m (16'8") x 3.49m (11'5")
Sun Room	3.88m (12'9") x 2.87m (9'5")
Utility	3.44m (11'3") x 2.67m (8'9")
WC	2.04m (6'8") x 0.91m (3')
Bedroom 1	4.16m (13'8") x 3.05m (10')
Bedroom 2	3.49m (11'5") x 3.05m (10')
Bedroom 3	3.20m (10'6") x 2.34m (7'8")
Bathroom	1.90m (6'3") x 1.87m (6'2")
Garage	4.41m (14'6") x 2.67m (8'9")

Gross internal floor area (m²): 97m² | EPC Rating: D