



GARDEN STIRLING BURNET

15D, PEEBLES ROAD
PENICUIK, EH26 8LX



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Enjoying a leafy setting in the historic part of Penicuik, this main door double-upper colonies flat offers its new owners tasteful modern interiors with a sunny living room, a dining kitchen, three bedrooms and a private garden.

Accessed via steps from the rear of the building, the front door opens into a welcoming hallway where the contemporary interiors blends seamlessly with lovely period features. Arranged around a wood burning stove and offering views over the garden, is the sunny living room, which benefits from period cornicing and a window seat from where to enjoy the leafy views. Next door is the dining kitchen, where a large range of fitted wall and base units neatly hides the integrated appliances (including a fridge, freezer, oven, gas hob, extractor fan and washing machine) and offers ample worktop space. The kitchen benefits from hardwood flooring and additional space for a table and chairs for seated dining. Completing the accommodation on this level is the family bathroom, as well as the third bedroom. The upgraded bathroom comes with a contemporary three-piece-suite, consisting of a bath with a rainforest shower over and a glazed screen, a wall-hung vanity cabinet with a countertop sink, a mirrored vanity wall cabinet, a WC, and contemporary chrome fittings.

FEATURES

- Attractive double upper colonies flat
- Lovely retained period features
- Modern and tasteful interiors
- Main door entrance hallway
- Living room with fireplace and stove
- Neatly integrated dining kitchen
- Two double bedrooms with storage
- Single bedroom / home office
- Contemporary 3-piece bathroom
- Private rear garden
- Unrestricted parking





Going up the traditional wooden staircase (with storage space below), lit by a skylight, the top floor landing gives access to two double bedrooms. Both bedrooms enjoy delightful open views as well as eaves storage, with the principal bedroom further benefitting from a large walk-in wardrobe.

The property comes with gas central heating and double glazing throughout.

Externally, there is a sunny private garden, complete with a drying green, a decked terrace, raised flower/vegetable beds, a summerhouse, and a small shed. Beyond the garden is open countryside, creating a lovely tranquil atmosphere. Parking is conveniently unrestricted.

Extras: Included in the sale are all the fitting floor and window coverings, integrated kitchen appliances, as well as the sheds.







Situated just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with all the advantages of city living.

The bustling town centre is home to a selection of high-street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets, plus more extensive shopping facilities at nearby Straiton Retail Park.

Residents of Penicuik are spoiled for choice when it comes to sport and fitness activities, including a state-of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside – from invigorating hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk.

Penicuik is served by several primary schools and two high schools and is also well placed for excellent independent schools and private childcare options.

Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services.







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HOUSE SALES

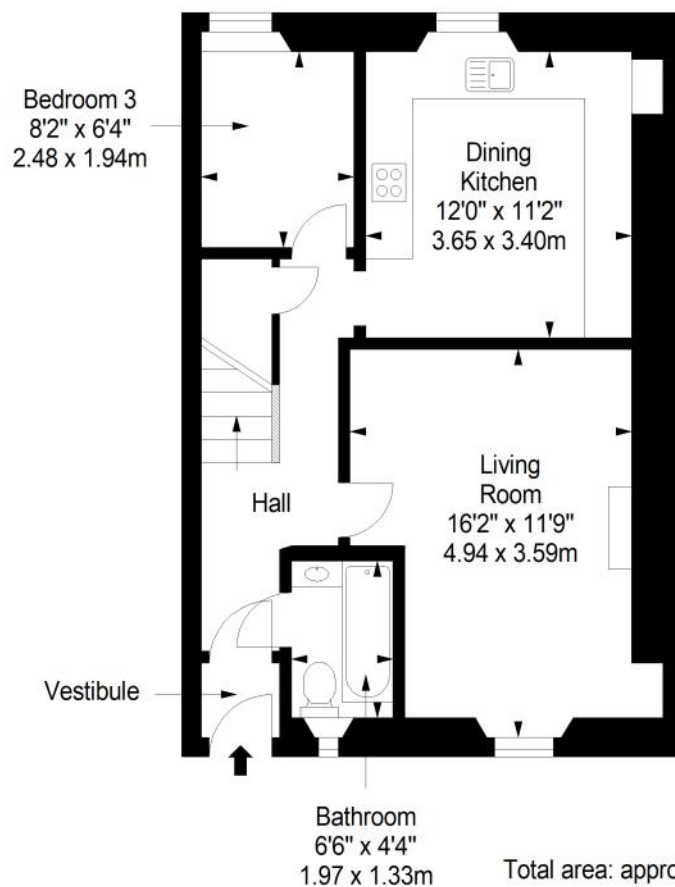
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

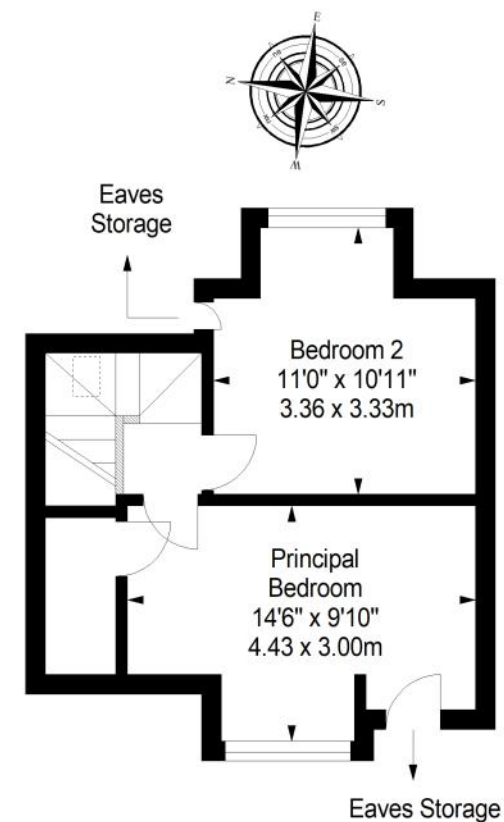
First Floor

Approx. 52.3 sq. metres (563.0 sq. feet)



Second Floor

Approx. 28.6 sq. metres (307.8 sq. feet)



Total area: approx. 80.9 sq. metres (870.8 sq. feet)