

8J HIGH STREET

Penicuik
Midlothian
EH26 8HW







Stylish and light filled contemporary apartment forming part of an imposing and historic Grade C listed building converted to residential dwellings in 2006. The property is in excellent decorative order and offers open-plan, flexible living accommodation, featuring a mezzanine level, double height ceiling and windows.



The apartment is located in Penicuik which lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian. It provides a wide range of local amenities with good shopping and a wide variety of recreation and leisure facilities. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition Penicuik is well served by a regular public transport service operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Forth Road Bridge.

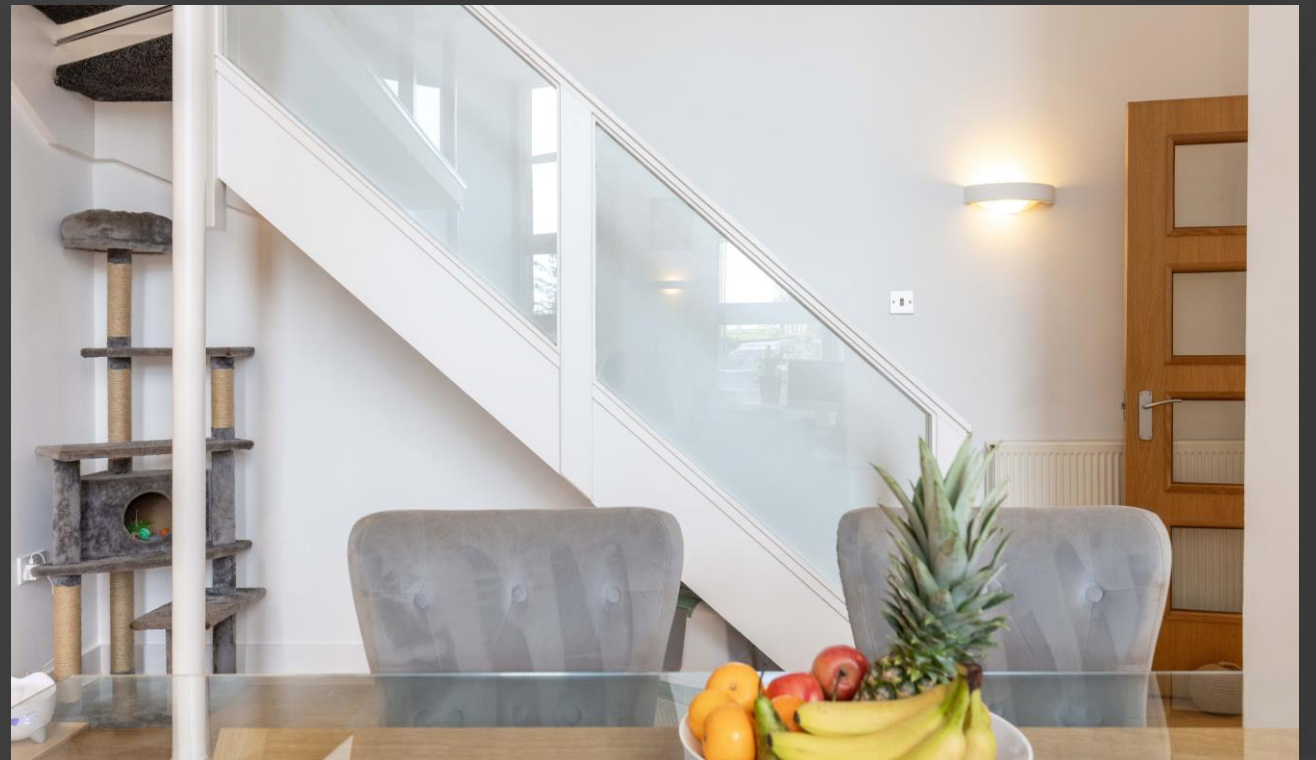
Allocated parking space and large shared roof terrace with panoramic views towards the Pentland hills.

PROPERTY DETAILS

- Entrance Hallway with walk-in cupboard housing boiler. Entryphone handset.
- Open-plan Living / Dining Room / Kitchen with windows to front. The Kitchen is fully fitted with an extensive range of wall and base units. Integrated gas hob, electric oven and microwave. Integrated washing machine, dishwasher, and fridge/freezer. Ample work surfaces with stainless steel sink with drainer. Space for good sized dining table and chairs. Staircase to mezzanine level.
- Mezzanine level suitable for a variety of uses, currently used as a Lounge. Twin skylights.
- Double Bedroom with window to front. Large built-in wardrobe.
- Contemporary Bathroom with white three-piece suite comprising bath with mixer shower above and screen, wash and basin and WC. Two large mirrors.



Viewing by appointment on 0131 524 3800







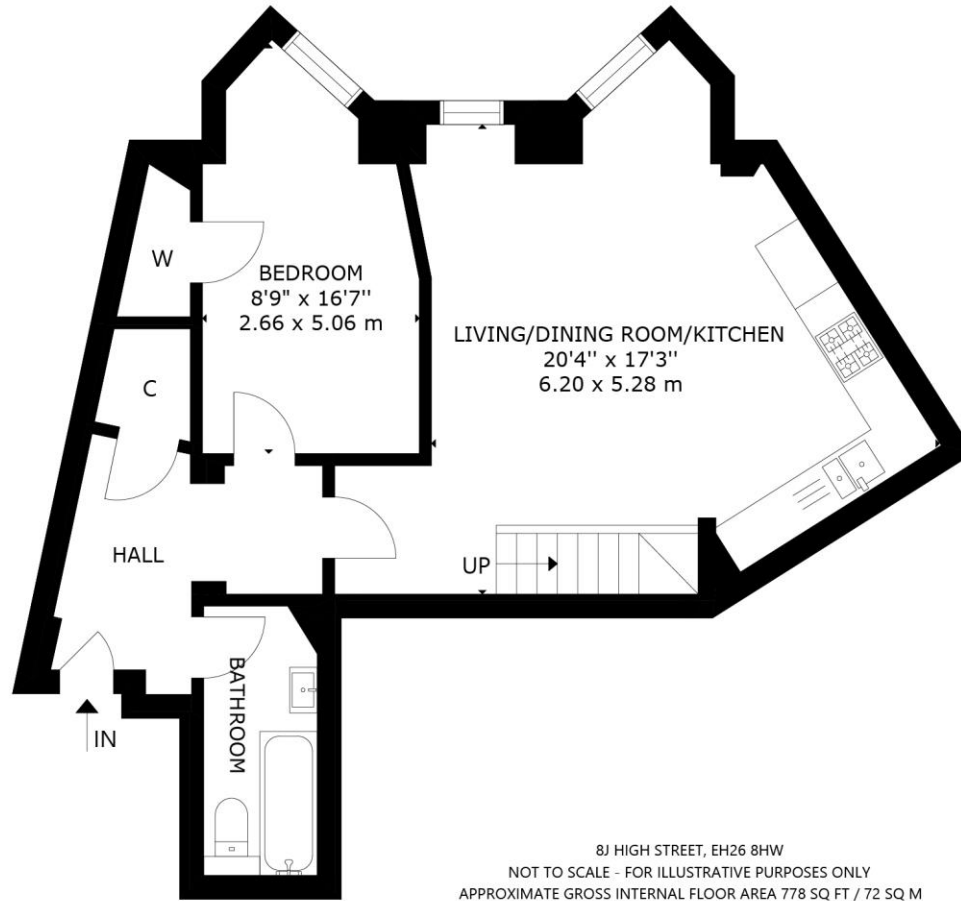


EXTERNAL

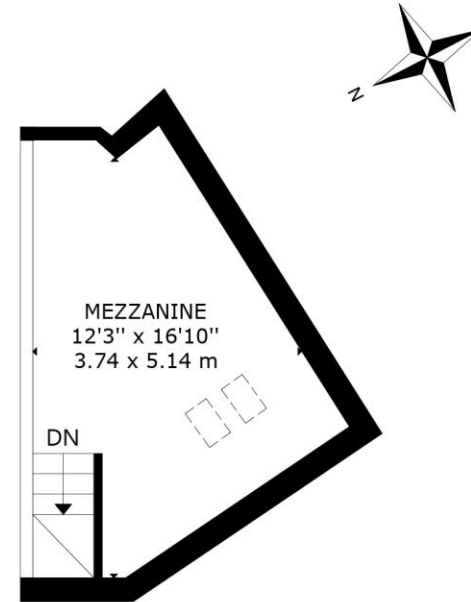
The property is set in well maintained communal grounds. A large roof terrace provides fabulous open views towards the Pentland Hills and the surrounding countryside and has ample space for garden furniture.

Allocated parking space.

- Energy Efficiency Rating - C
- Council Tax Band - C



FIRST FLOOR



MEZZANINE



8J HIGH STREET, EH26 8HW
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 778 SQ FT / 72 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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