









Stylish and spacious two bedroom maindoor flat forming part of a traditional building located in the centre of Penicuik which lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian. Penicuik 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.

The town 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.

Internally the property has been extensively renovated and is in excellent decorative order throughout. The property benefits from gas central heating, new double glazing, additional insulation, new flooring and good storage facilities.

Private courtyard garden to rear.

PROPERTY DETAILS

- Entrance vestibule. Lower hall with door to rear garden.
 Staircase to upper floor with feature lighting.
- Hall providing access to all rooms. Attic access hatch with Ramsay ladder. Display recess with downlights and built-in cupboard below. Entryphone handset.
- Stylish Lounge with windows to side. Open plan to modern fully fitted kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. Integrated washing machine, dishwasher and fridge. Ample work surfaces with matching splash back and sink with drainer. Window to front.

- Large Double Bedroom with twin windows to front.
- Second Double Bedroom with window to front.
- Contemporary Jack & Jill Shower Room with white two-piece suite comprising inset wash hand basin and WC. Walk-in shower compartment with mixer shower. Frosted windows to rear.
- A large attic provides excellent additional storage space. Newly installed combi boiler.



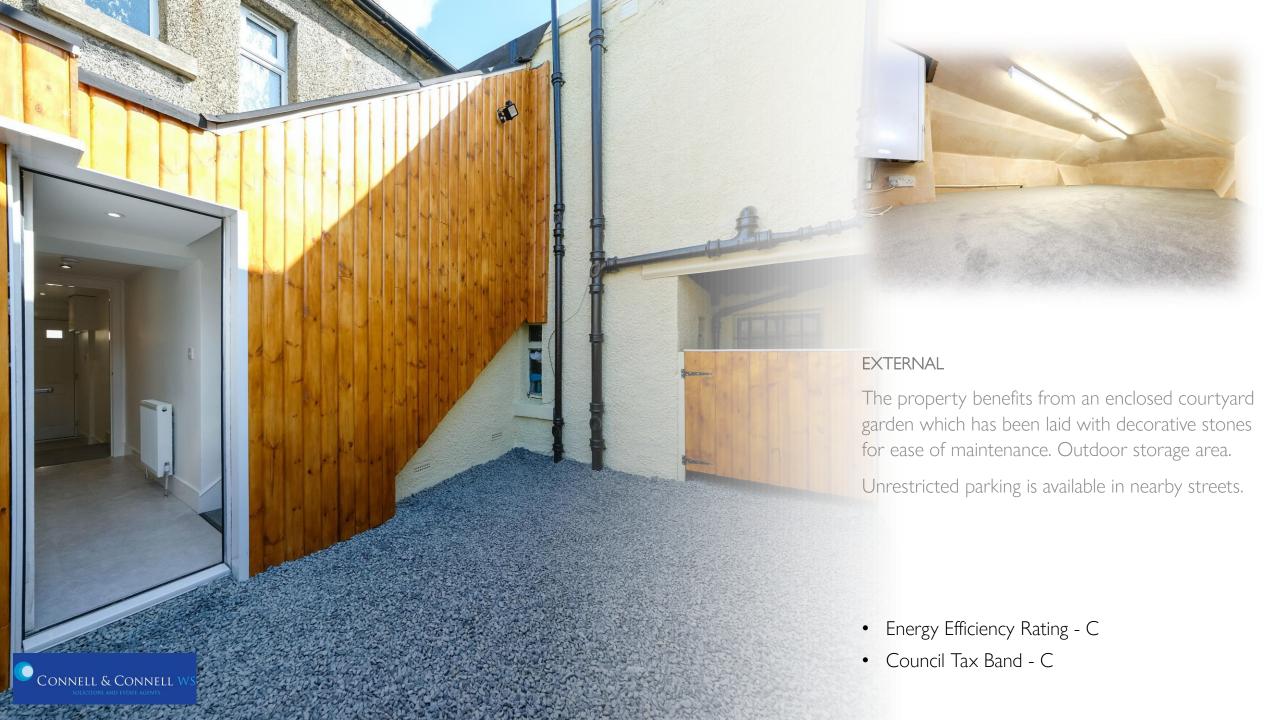






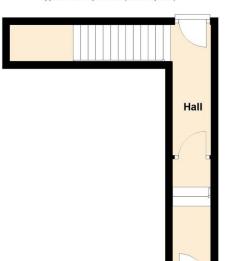






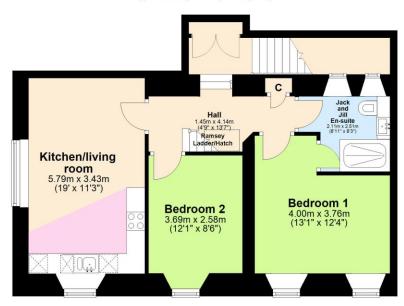
Ground Floor

Approx. 11.7 sq. metres (126.2 sq. feet)



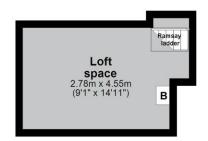
First Floor

Approx. 64.4 sq. metres (693.2 sq. feet)



Attic

Approx. 12.2 sq. metres (131.1 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286



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* Please contact us for a free consultation or valuation



aspects of General Practice.