



40 Scotland Road, Penrith, CA11 9HL

Guide price £95,000







# 40 Scotland Road

Penrith, CA11 9HL

- Well presented ground floor flat
- Open plan living, kitchen and diner
- Enclosed rear yard
- No chain
- Appliances included
- Conveniently located for Penrith two centre
- Council Tax Band A
- Easy access to the M6, A66 and the Lake District National Park
- Long lease

This well positioned flat is situated conveniently for Penrith town centre. The accommodation comprises: entrance porch, open-plan kitchen living and dining space with high-specification fitted kitchen, a comfortable double bedroom, and shower room. The property has efficient gas central heating and double glazing throughout, the property also benefits from a private paved outdoor space to the rear. No Chain and long term lease. Appliances included.

## Directions

What3Words: ///occupiers.historic.packet



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## Kitchen Lounge Diner

9'8" x 18'11" (2.97 x 5.79)

The open-plan kitchen lounge diner boasts natural light from both front and rear double-glazed windows. The well-appointed kitchen features stylish cream fitted units complemented by wood-effect worktops and contemporary metro tile splashback. Modern appliances include an integrated oven with induction hob and extractor hood, plus space for an under-counter fridge freezer. A dedicated utility area provides washing machine space with additional worktop and housing for the boiler. The space flows seamlessly into the lounge and dining areas, with wood-effect flooring and efficient heating from three radiators. Direct access to the rear yard is provided via a uPVC door.

## Principal Bedroom

8'3" x 13'4" (2.53 x 4.08)

This comfortable double bedroom enjoys a peaceful front aspect with double-glazed window bringing in natural light. Thoughtfully designed with fitted storage beneath the window and fitted carpet throughout, the room offers ample space for a double bed and additional furniture and radiator.

## Shower Room

9'0" x 5'6" (2.76 x 1.69)

The shower room features a white-tiled shower cubicle with curtain rail. A black metro-tiled feature wall behind the basin and WC. Natural light filters through the frosted double-glazed rear window, while a practical fitted cupboard provides essential storage. Completed with tiled flooring and radiator.

## Porch

The entrance porch is a practical space with wood-effect flooring and convenient coat hanging area, accessed via uPVC door.

## Outside

The property benefits from a private paved rear area, accessible from the kitchen. The property has right of way access over the neighbouring property.

## Services

The property is serviced by mains electricity, gas, water and drainage.

## Location

Penrith's local amenities are a short walk away with shops, restaurants, pubs, leisure facilities, banks, schools and a railway station. Penrith offers easy access to the M6, A66 and the Lake District National Park.

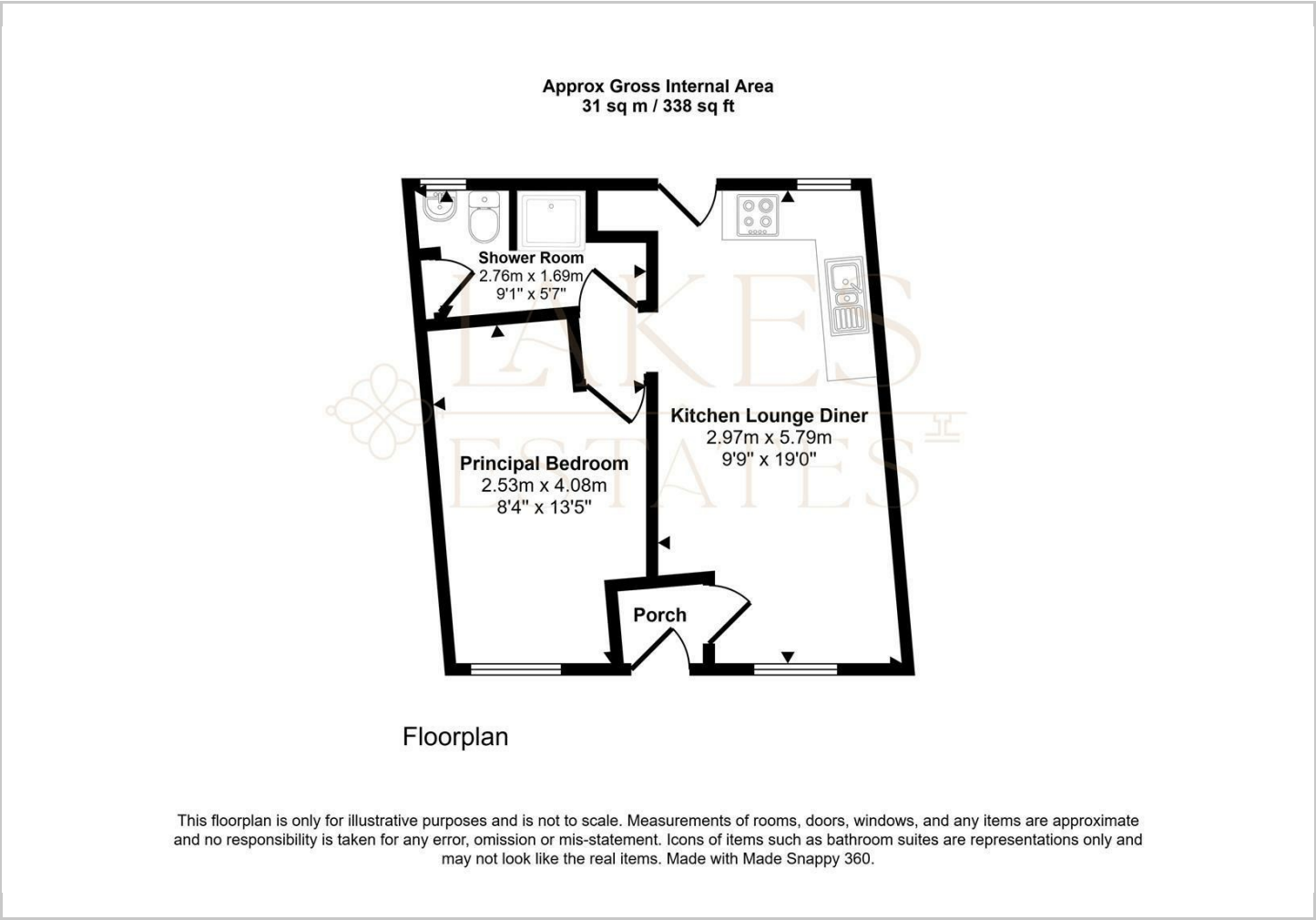








Floor Plans



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,  
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Location Map



Energy Performance Graph

