



Solicitors & Estate Agents










Offers Over

**£170,000**

# 11 Deanburn

Penicuik | Midlothian | EH26 OHS

An excellent opportunity has arisen to purchase this bright and spacious 3 bedroom terraced villa with private gardens to the front and rear. Quietly positioned within a cul-de-sac setting off Rullion Road, conveniently positioned within easy reach of good local amenities, transport links and reputable schooling.

-  3 Bedroom
-  2 Public room
-  1 Bathroom
-  Private Gardens
-  On-Street parking
-  EPC Rating – C
-  Council Tax Band - C



## Description

Having been upgraded in recent times with a newly fitted kitchen, bathroom and combi boiler, the property would now benefit from some general cosmetic refurbishment and shall undoubtedly appeal to those with a vision to upgrade to their own particular specification. Ideal for families or professionals alike, this generous home which enjoys a sunny south-westerly rear garden, comprises; entrance hallway with carpeted staircase leading to the upper landing. There is a dual aspect lounge/diningroom, a modern fitted kitchen/diner, again with dual aspect with ample space for table and chairs. Fitted with ample wall and base units with built-in electric hob and oven. A door leads to the rear hallway with large cupboard and door to the rear garden. Upstairs leads to the three spacious bedrooms, all with built-in storage and there is a contemporary, extensively tiled bathroom with white suite, with WC, wash hand basin set within vanity drawer storage unit and bath with shower over. Further benefits include gas central heating with combi boiler and double glazing.



## Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the built-in electric hob and oven.

## Gardens and parking

There are sizeable gardens located to the front and rear of the property and for the car owner, ample resident's parking is available within the cul-de-sac.

## Viewing

By appointment with Neilsons on 0131 625 2222.







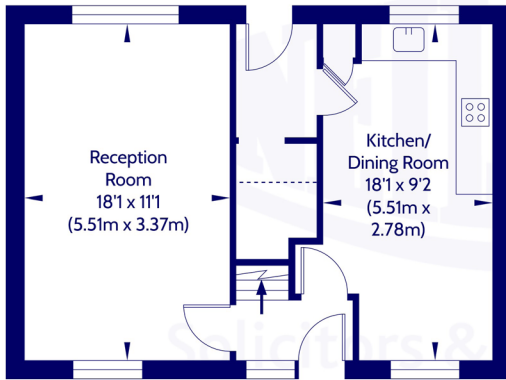
## Location

Deanburn is situated within the popular Midlothian town of Penicuik, which offers an excellent range of local amenities and facilities providing everyday essentials. Further specialised shopping can be found at the nearby Straiton Retail Park with a large M&S food hall, Sainsbury's, Ikea and Costco to name but a few. Reputable schooling is on hand ranging from nursery through to secondary level. The City of Edinburgh bypass is within easy reach linking the main Scottish motorway network system and the bus services within the area link directly to Edinburgh's city centre and surrounding towns. In addition, there is a park & ride service available at Straiton. There is a selection of recreational and sporting facilities throughout the town, including a leisure centre, the well regarded Glencorse Golf Course and the nearby Pentland Hills provide excellent walking terrain.

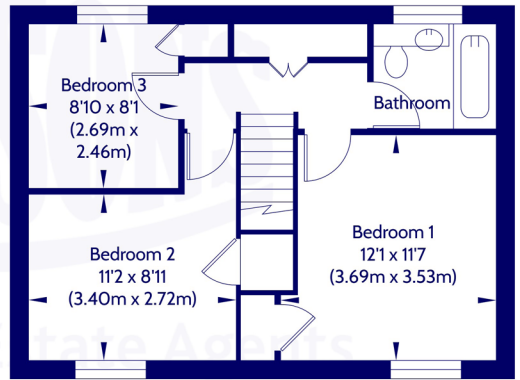




Approx. Gross Internal Floor Area 84.46 Sq M / 909 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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