



Solicitors & Estate Agents










Offers Over

**£175,000**

## 4F Peebles Road

Penicuik | Midlothian | EH26 8LU

Superb two bedroom ground floor flat pleasantly positioned within the popular Midlothian town of Penicuik. Close to excellent commuting links and local amenities, the property is well-suited to first-time buyers, investors and retirees.

-  2 beds
-  1 public
-  1 bathroom
-  Communal garden
-  Residents parking
-  EPC Band - C
-  Council Tax Band - C



## Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway with a sizeable cloak cupboard, bright and airy dual aspect lounge/diner, nice fully-fitted kitchen with a range of included integrated and freestanding white goods, two generous double bedroom with both integrated wardrobes, ample room for different configurations, and a lovely leafy rear aspect overlooking the river, and a partially-tiled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.

Factor fees are payable of approximately £300 per quarter.



## Extras

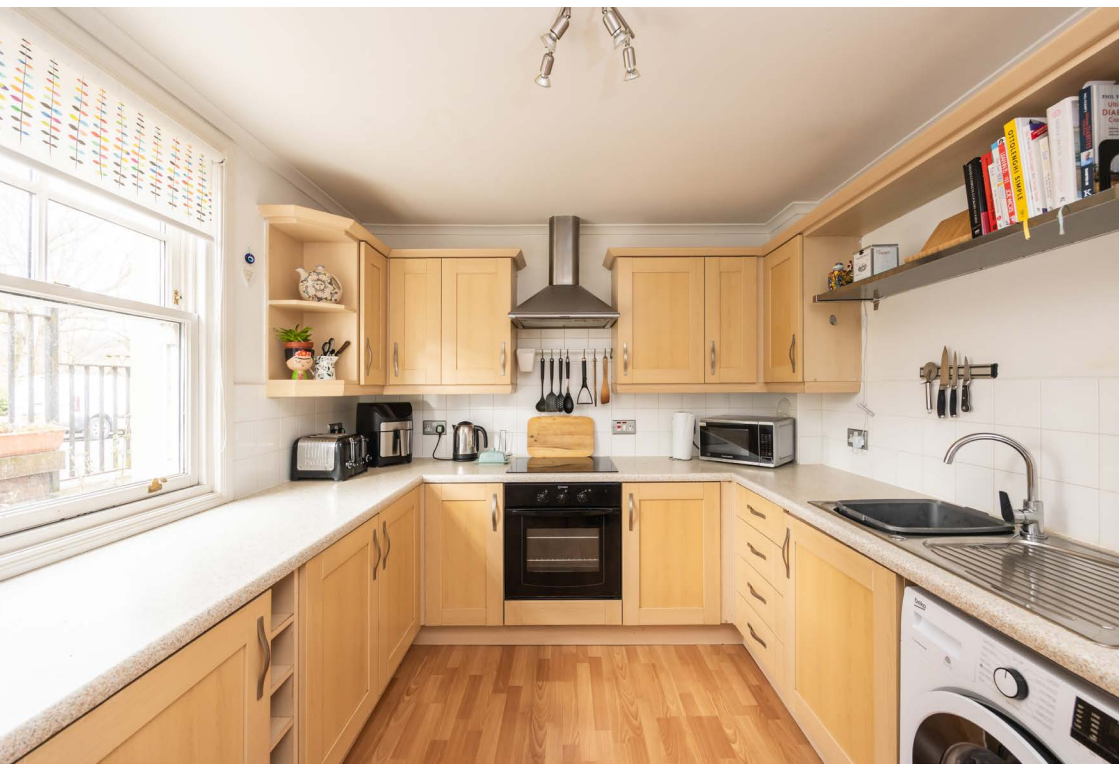
Selected fixtures and fittings, including; integrated induction hob, oven and extractor hood, freestanding fridge-freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

There are low maintenance communal garden areas and for the car owner, there is unallocated residents parking for residents and visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.





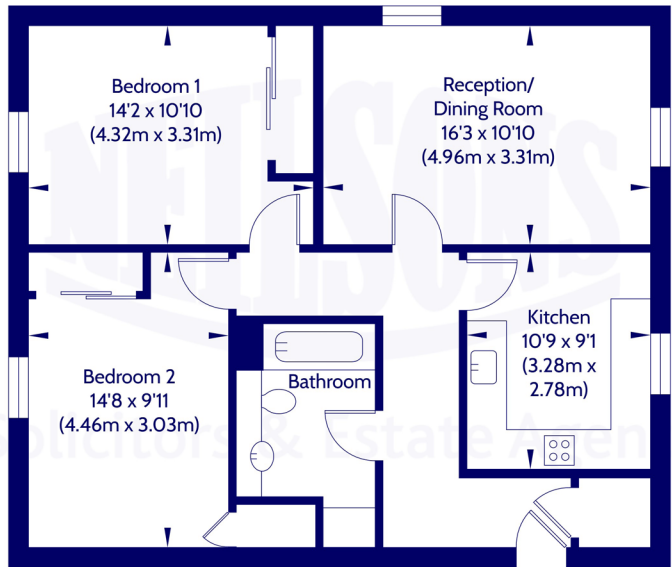


## Location

Penicuik is a much respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is ski-ing at Hillend. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.



Approx. Gross Internal Floor Area 74.36 Sq M / 800 Sq Ft.



Ground 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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