



46 Rullion Road, Penicuik, EH26 9HX

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



This delightful 3 bed semi detached home over two levels is offered to buyers. Upon entering the property you will have a sense of how loved and well maintained this property has been by its owner and allows any buyer to move in with ease. The property is tastefully decorated throughout and briefly comprises of a welcoming entrance hall with a useful downstairs WC and under stair storage; a bright lounge leading onto the rear facing dining room. Well proportioned kitchen with a good range of units and worktop space, good natural light from side window and door giving direct access to the rear garden. On the upper level we have 3 bedrooms each with storage and a family shower room with window giving natural light. The property benefits from gas central heating and double glazing. Externally there are easy to maintain gardens to the front and rear. This property would suit most buyers from first time starter families to downsizers and needs to be viewed to be appreciated.

- Pristine semi detached 3 bed home
- Spacious lounge leading to dining room
- Lovely bright modern kitchen, downstairs WC
- 3 bedrooms with open views, family bathroom
- Gardens front and rear, garage to rear, GCH & DG
- Perfect for schooling and local amenities



## Location

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian but has retained a true sense of a community feel. There is a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several 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 skiing at Hillend. 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 Queensferry Crossing.

## Extras

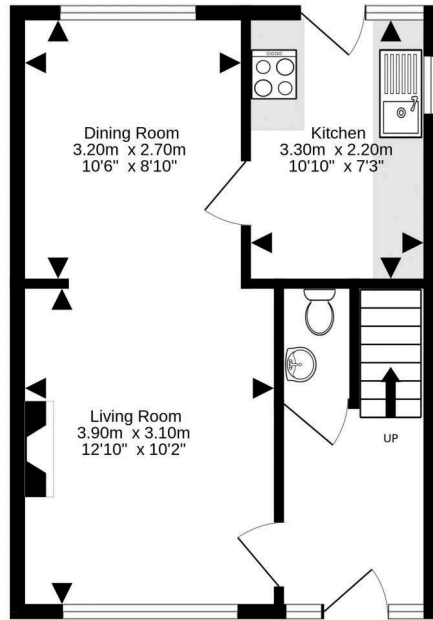
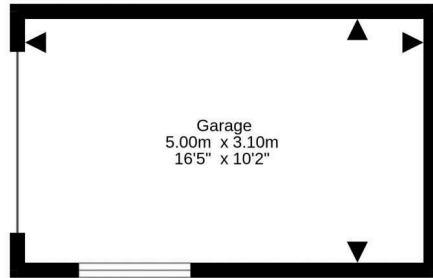
Included in the sale are the white goods and window coverings.

## Price & Viewing

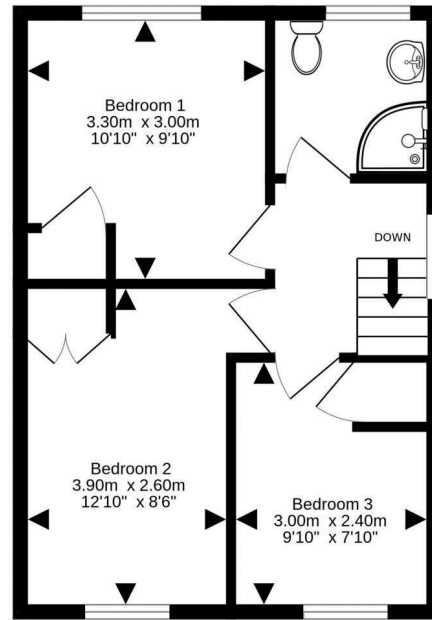
For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - D

Council Tax Band - D



Ground Floor



1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
Made with Metropix ©2024



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546  
 Bruntisfield Office: 103-105 Bruntisfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

