



168 Rullion Road, Penicuik, EH26 9JB



## Welcome

Welcome to 168 Rullion Road, Penicuik, a superb opportunity for families, professional couples and first-time buyers, McDougall McQueen are delighted to present to the market this spacious three-bedroom semi-detached house set in an established sought after residential estate in the bustling Midlothian town of Penicuik, conveniently located close to all local amenities including schooling at both primary and secondary level. The property is of the larger semi-detached style and has an open outlook over fields to the rear. It is offered for sale in good condition throughout having been well maintained but would benefit from some upgrading. The property has double glazing, gas central heating, garden grounds to the front, side, and a large rear garden, with a driveway at the side leading to a detached garage with both light and power. Viewing is by appointment only and an appointment to view should be made at you earliest convenience to avoid disappointment.

- Reception hall with side window, stairs to the upper level, and under stair store
- Spacious living room with front facing window, living flame gas fire and fire surround
- Dining room with rear facing window
- Fitted kitchen with rear garden access, a range of base and wall units, gas cooker, extractor, fridge freezer, and washing machine
- Upper hallway with side facing window, loft access, and store cupboard
- Bedroom one with front facing window, and store cupboard
- Bedroom two with window to the rear with open outlook, and store cupboard
- Bedroom three with window to the front, and over stair store cupboard
- Family bathroom with three-piece white suite
- Gas central heating and double glazing
- Private front, side, and large rear gardens (open outlook) which are ideal for outside entertaining
- Driveway to the side leading to a detached garage which has both light and power





## Penicuik

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides 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


All floor coverings, light fittings, blinds where fitted, gas cooker, extractor, and all remaining free-standing appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including furniture may be available by negotiation.



# Get in touch

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Property Hub:

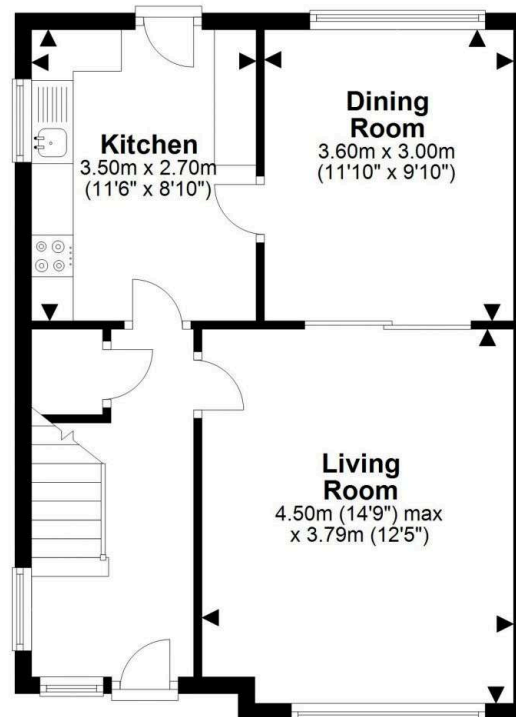
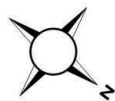
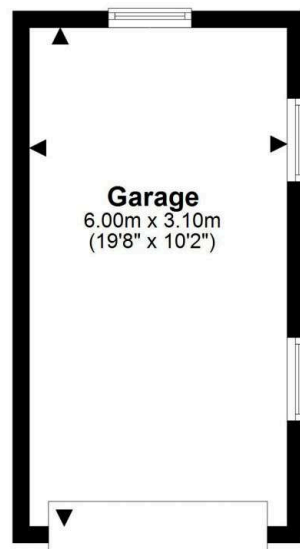
25-27 High Street, Penicuik  
EH26 1JB

Bruntsfield Office:

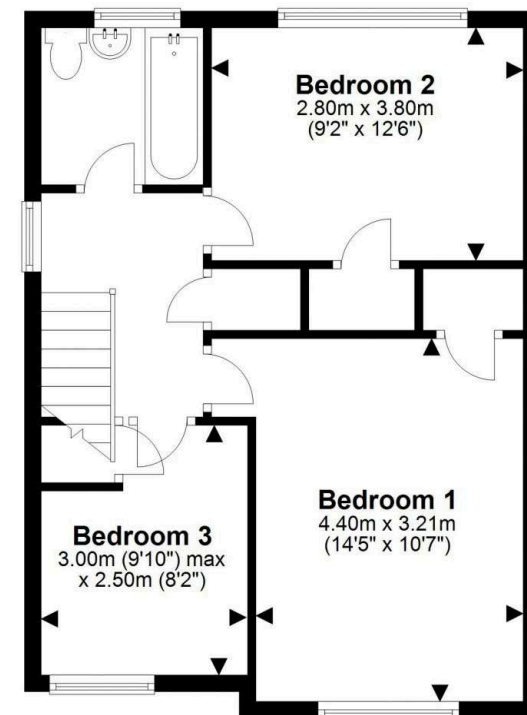
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

ESPC Chartered Firm logo

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.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.