





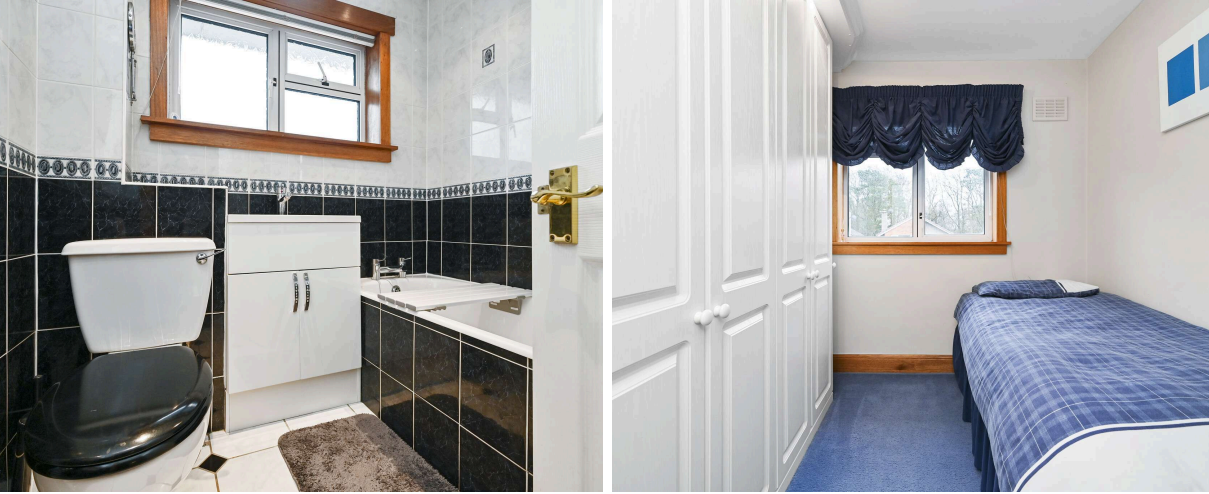
Welcome

Welcome to Rullion Road, this charming three bedroom terraced villa arranged over two floors offers bright and spacious family accommodation, the property further benefits from a sunny conservatory, private gardens to the front and to the rear along with a driveway. Conveniently located in the popular town of Penicuik close to many local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance hallway.
- Living and dining room, with access to the conservatory.
- Fully fitted kitchen with integrated appliances.
- Sunny conservatory.
- Three bedrooms with built in storage.
- Floored attic with Velux window, accessed by a fixed ladder.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Private gardens.
- Driveway to the front with on street parking available.







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 whilst 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: Any remaining floor coverings, light fittings, and blinds where fitted. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.






Get in touch

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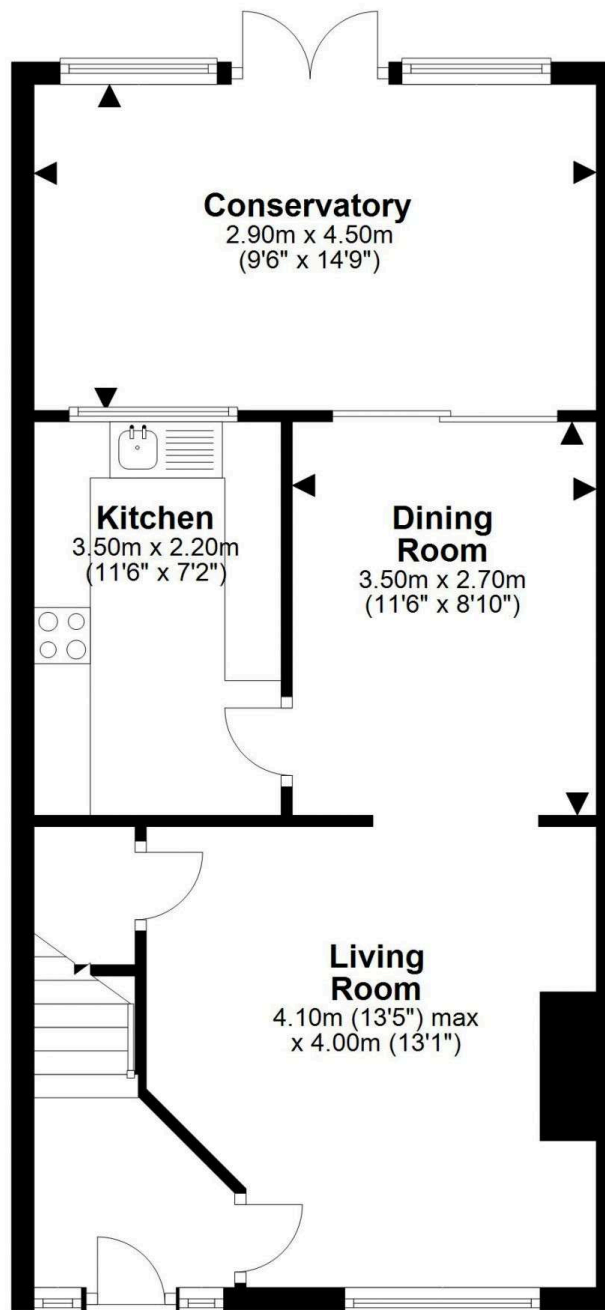
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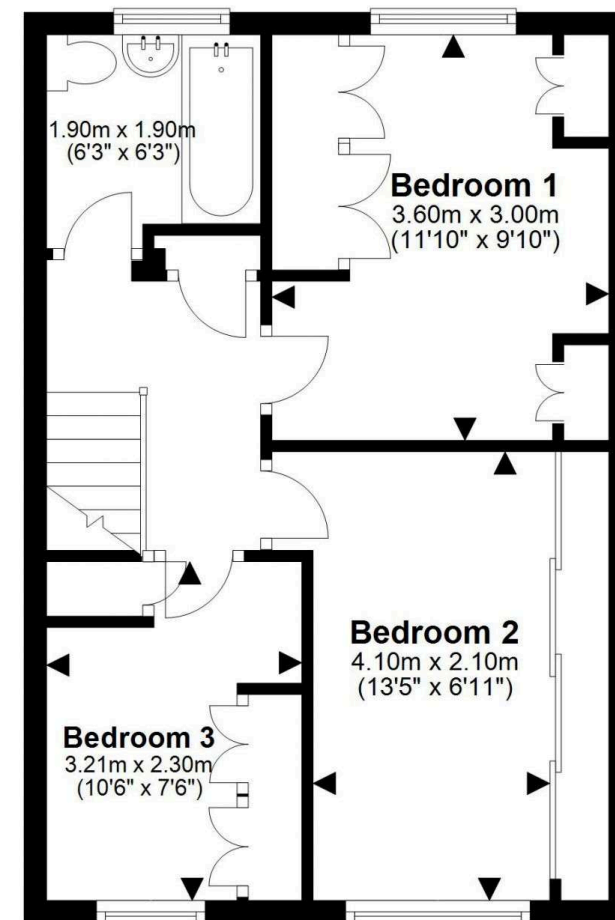


CHARTERED FIRM

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.