





## Welcome

Welcome to 4 Merlyon Way, Penicuik, an ideal opportunity for first time buyers and young families. We are delighted to present to the market this lovely rarely available two-bedroom end terraced house, with attached garage, set in a much sought-after development in the lovely Midlothian town of Penicuik. Superbly located this property is within walking distance of all local schooling and amenities and will make an ideal family home. The accommodation is offered to the market in good clean condition having been well maintained throughout the years. Ideal for first time buyers and professional couples, there are private garden grounds to the front and rear, ideal for outside entertaining, and an attached garage which has both light and power.

- Superb sought-after residential location
- Spacious and bright family accommodation
- Entrance porch
- Living room with front facing window, feature electric fire with stylish surround, and stairs to the upper level
- Fitted dining kitchen with access to the rear garden, a range of base and wall units, electric hob, oven, and extractor
- Upper hallway with store cupboard, and loft access
- Main bedroom with front facing window and walk-in wardrobe
- Double bedroom two with window to the rear
- Contemporary newly fitted family shower room with double shower, WC, sink with vanity unit, towel radiator, wet wall panelling and roof with downlights
- Gas central heating (recent boiler) and double glazing
- Private gardens to the front and rear which are ideal for outside entertaining and relaxation
- Attached garage with light, power, and overhead rafter storage





## Penicuik

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 skiing 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.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. Other items may be included by negotiation. All appliances, the gas fire, and other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.



# Get in touch

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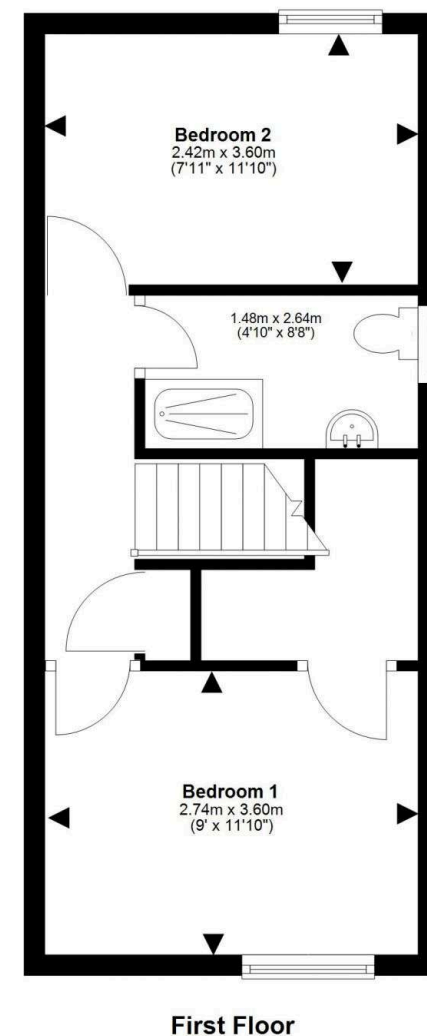
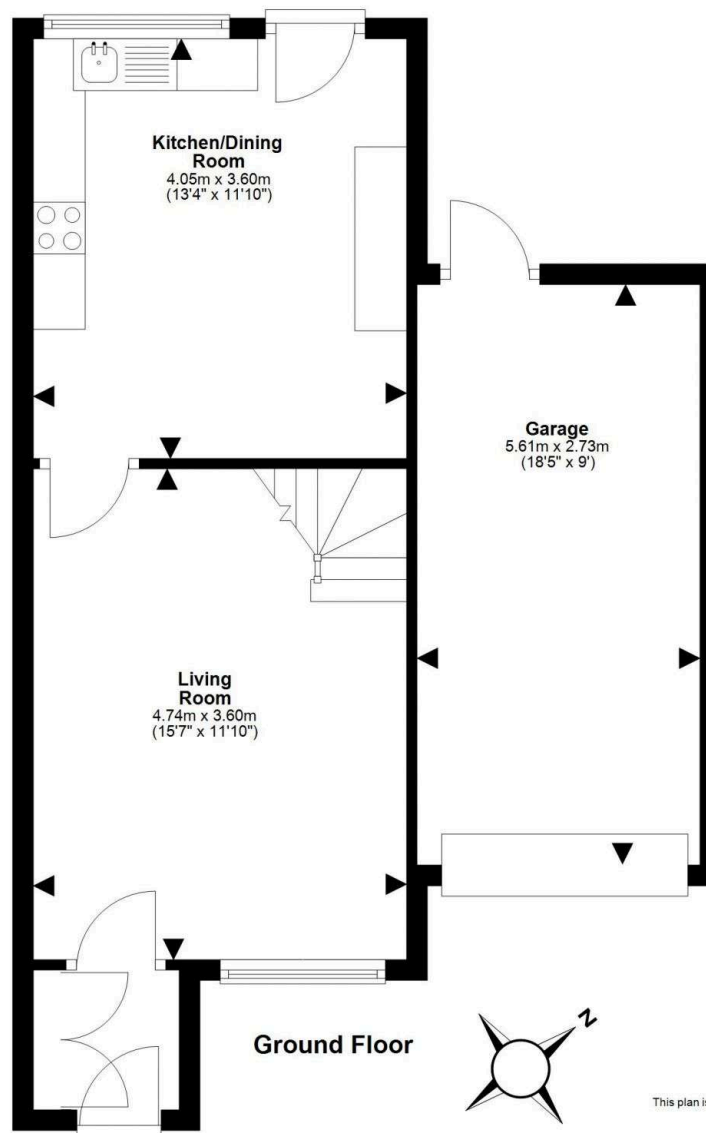
Bruntsfield Office:

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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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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