

Peterkin & Kidd

Solicitors and Estate Agents

26

**CROFT STREET
PENICUIK, EH26 9DJ**



OFFERS OVER £188,000

26

CROFT STREET PENICUIK, EH26 9DJ

Seldom available and conveniently situated within a few minutes walk to the High St, this stone-built, detached cottage offers flexible accommodation and comes with a small garden and useful off-street parking for 2 cars.

Entry is to a vestibule with meter and fuse box, glazed fanlight and a timber and glazed door to the hall with a glazed hatch to the roof space.

The bright living room is to the front of the property with sash and case windows, working shutters and display recess. The electric fire and surround with tiled back and hearth provide a focal point.

The kitchen is to the rear and is fitted with wall and base units with a stainless steel sink and drainer and complementary worksurfaces. The gas hob, oven and extractor hood are included in the sale but are not warranted. Plumbed for washing machine.

The main bedroom is to the front with ample space for freestanding furniture, shelved press, sash and case windows and working shutters.

Bedroom 2 is to the rear with space for freestanding furniture.

The wet wall panelled/tiled shower room completes the accommodation and is fitted with a wash stand, WC and a corner shower cubicle.

ACCOMMODATION

Vestibule
Hall
Living room
Fitted kitchen
2 bedrooms
Shower room

Gas central heating, double glazing

EXTRAS

All fitted carpets, floor coverings, light fittings, electric fire and the white goods as specified are included in the sale.

GARDEN

The garden to the front has twin lawns with a central path. There is also a further raised garden to the side and a bin store.

EXTERNAL

There is a cellar, accessed from the side of the property, which houses the boiler.





PARKING

Useful off-street parking is to the side of the property.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

WHAT3WORDS

reply.passwords.stacks

SITUATION

Situated to the south of Edinburgh, Penicuik benefits from a good choice of convenience shopping and a Tesco Superstore. Straiton Retail Park circa 5 miles away offers a choice of high-street shopping, including M&S, Sainsburys, Boots & Ikea.

Schooling in the town is highly regarded at both primary and secondary levels.

For those who enjoy fitness and the outdoors, there are sports clubs and golf courses together with a state-of-the-art leisure centre.

For the commuter, there are regular bus services to Edinburgh and the surrounding area with the City Bypass within easy access to the motorway networks and Edinburgh Airport

OTHER

COUNCIL TAX BAND: D

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.

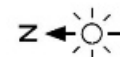


WE CAN HELP

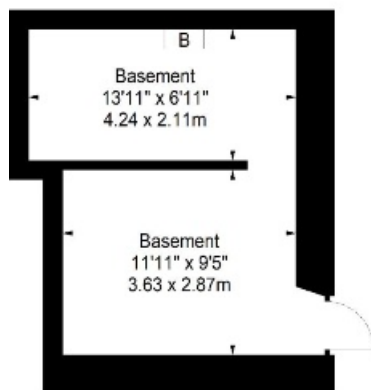
We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.

EPC:D

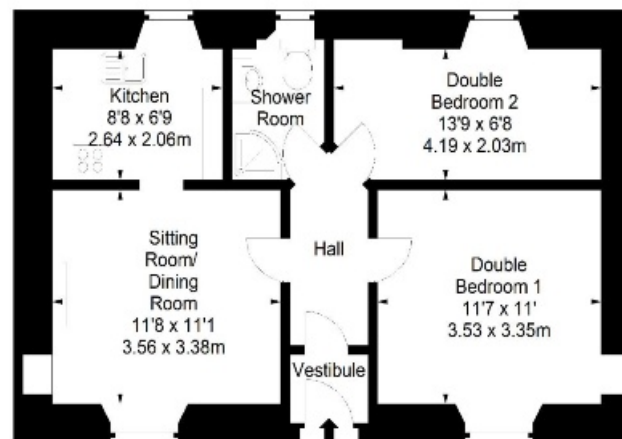
Croft Street,
Penicuik,
Midlothian, EH26 9DJ



Approx. Gross Internal Area
537 Sq Ft - 49.89 Sq M
Basement
Approx. Gross Internal Area
218 Sq Ft - 20.25 Sq M
For identification only. Not to scale.



Basement



Ground Floor

Peterkin & Kidd

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We can open doors for you

Linlithgow Office

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EH49 7AF

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