

Peebles  
Call 01721 723999

**Fixed Price £115,000**

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**32 Imrie Place, Penicuik, EH26 8HY**



Well-presented traditional one-bedroom ground floor flat with its own main front door, constructed circa 1900. Offering efficient use of space across approximately 35 m<sup>2</sup>, the accommodation is ideal for first-time buyers, investors, or those seeking a low-maintenance home in a convenient location. The property benefits from a private rear garden, with access provided via a shared pathway. Situated within an established residential area of Penicuik, the flat is well placed for local amenities, public transport links, and nearby outdoor recreational spaces.

## Accommodation

### GROUND FLOOR

- \* Entrance vestibule
- \* Open plan living / dining/ kitchen
- \* Spacious double bedroom with fitted cupboards
- \* Shower room

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Private south facing garden ground to the rear
- \* On-street parking

### Situation

The property is situated within a well-established residential area of Penicuik, a Midlothian town lying approximately 10 miles south of Edinburgh city centre. The town provides a wide range of local amenities including supermarkets, shops, cafés, medical and leisure facilities. Penicuik is well placed for travel to surrounding towns: Edinburgh City Centre – around 30 minutes by car (10 miles). Loanhead – approximately 5 miles. Roslin – approximately 4 miles. Dalkeith – approximately 8 miles. Peebles – approximately 13 miles. Regular bus services link Penicuik with Edinburgh and neighbouring Midlothian towns. The City of Edinburgh Bypass is within easy reach, providing connections to the A1, M8, M9 and M90 motorways, as well as Edinburgh Airport (approx. 14 miles).

### Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

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Approximate Gross Internal Area = 34.8 sq m / 374 sq ft

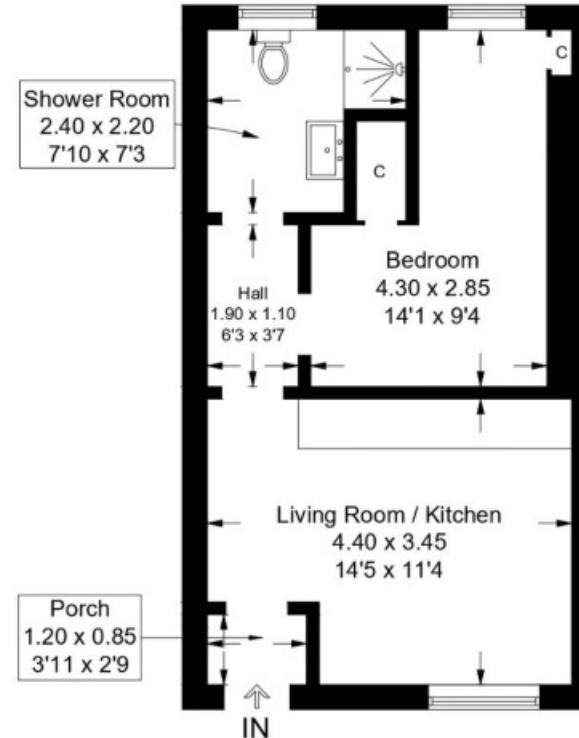


Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID1260311)

### Services

Mains gas, electricity, water and drainage.

### EPC

Band C

### Council Tax

Band B

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

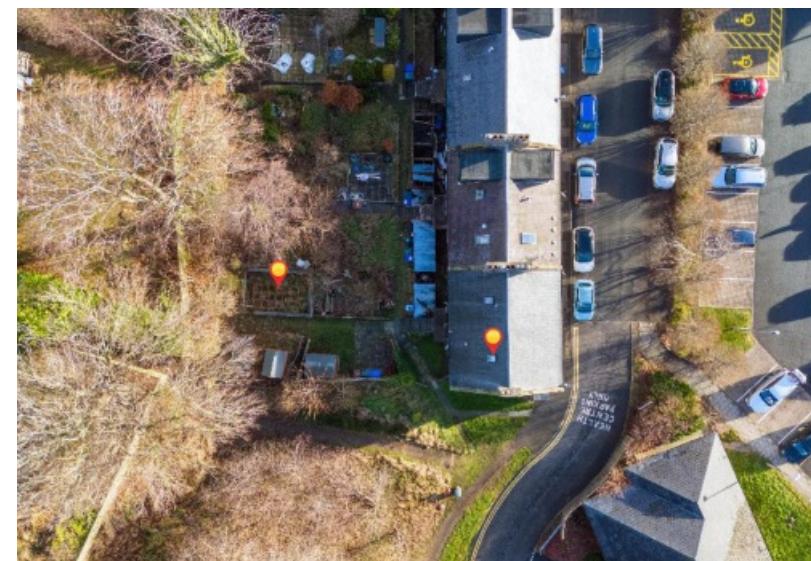
**Peebles**

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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