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**8A HIGH STREET**

PENICUIK, MIDLOTHIAN EH26 8HW



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# WELCOME TO

8A HIGH STREET, PENICUIK

Welcome to a stylish one-bedroom (plus mezzanine) ground-floor apartment which forms part of a landmark C-listed building (1904-5), conveniently set on the High Street in the Penicuik conservation area. This exquisite property is of an exceptionally high standard, boasting open-plan living, a high-end kitchen, and two bathrooms. It also features a suntrap garden, a communal roof terrace, and private residents' parking.

Inside, you are welcomed by a hall with generous storage. Moving into the open-plan kitchen/living/dining room, sumptuous modern styling and a hardwood floor immediately catch the eye, in addition to the double-height ceiling and oversized sash windows. The room has a generous footprint for furnishings and it is bathed in south-westerly light.

## FEATURES

- A stylish ground-floor apartment in Penicuik
- Part of a C-listed building in a conservation area
- Welcoming hall with generous storage
- Open-plan kitchen/living/dining room with:
  - A double-height ceiling
  - An on-trend modern kitchen
  - French doors to the private garden
- Versatile mezzanine level/study with storage
- One bright and airy double bedroom
- Modern three-piece en-suite shower room
- Premium three-piece family bathroom
- Private garden with southwest-facing aspect
- Communal roof terrace with elevated views
- Dedicated parking space in private residents' parking
- Gas central heating and double-glazed sash windows









Adding to the aesthetic, the kitchen has an on-trend design, pairing white cabinets with wood-toned worktops and trim. Metro-style splashbacks and a bold accent wall elevate the space further, along with seamlessly integrated appliances (oven, gas hob, extractor hood, microwave, fridge/freezer, dishwasher, and washing machine).





*"...A CHARMING  
MEZZANINE  
LEVEL THAT ADDS  
VERSATILITY TO  
THE HOME."*

Accessed from and overlooking the living room is a charming mezzanine level that adds versatility to the home. It is currently used as a private study and dressing area (complete with built-in storage), yet can easily be used creatively to meet the new owner's requirements.







## BEDROOM

### *BRIGHT & AIRY DOUBLE BEDROOM*

Back on the ground floor, the principal bedroom offers a light and airy sleeping space, which is enhanced by a high ceiling and two large (southwest-facing) sash windows. It has attractive styling, with soft carpeting and a bold accent wall set against a neutral backdrop.

It also has the luxury of a modern three-piece en-suite shower room

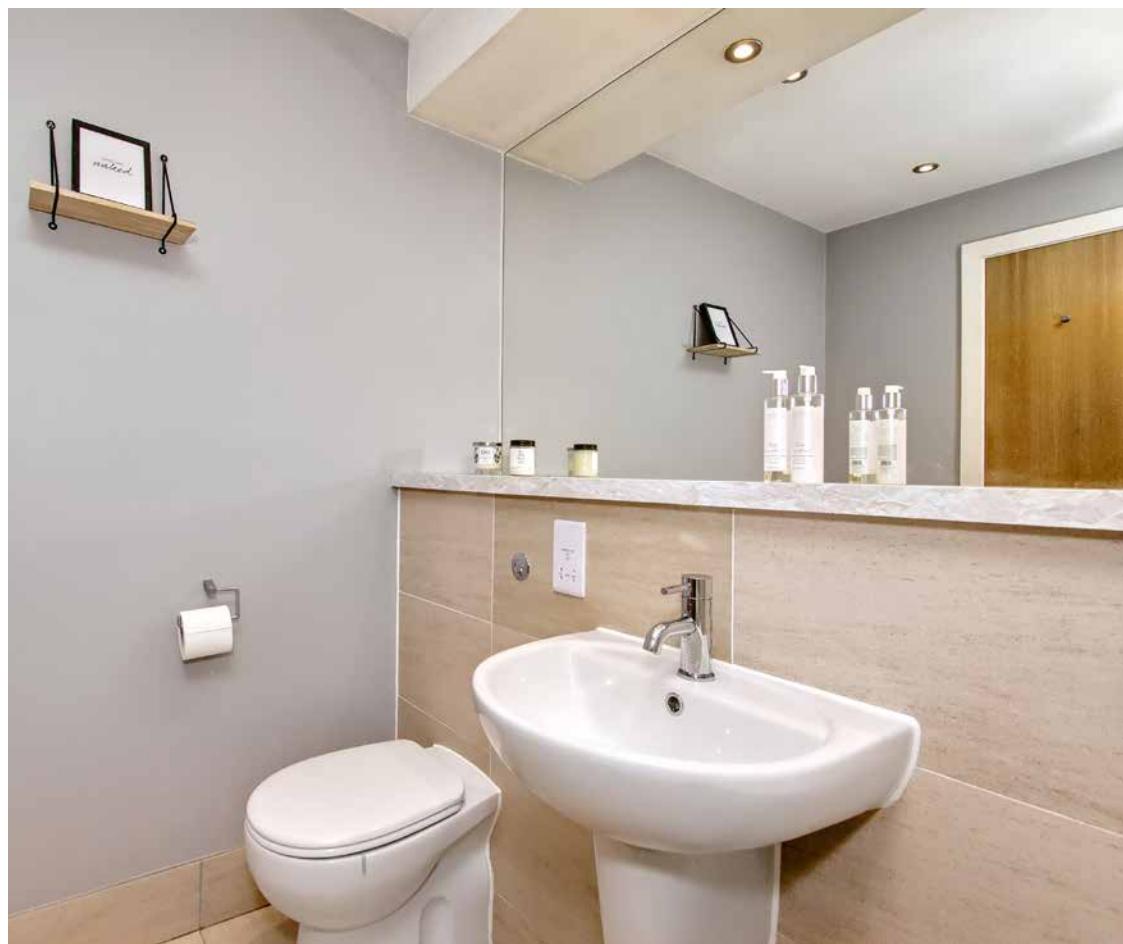
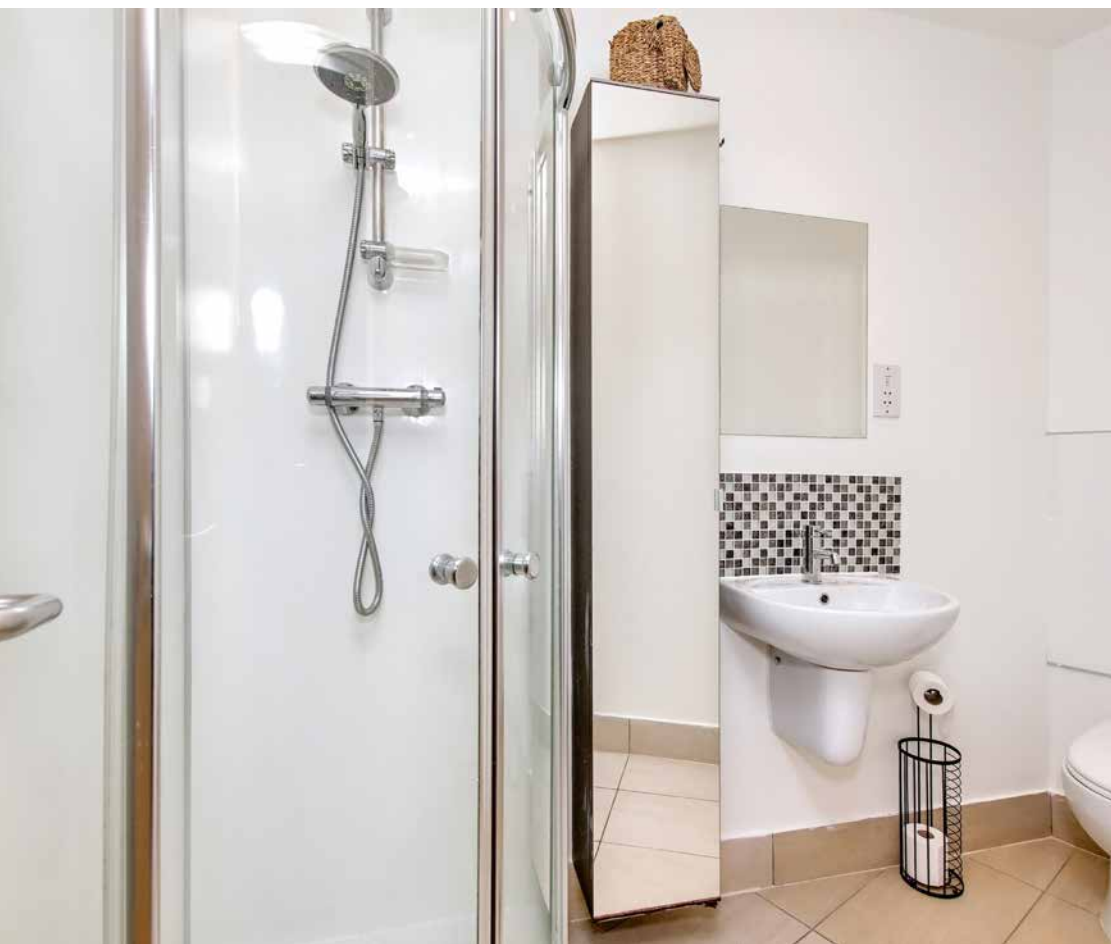




# BATHROOMS

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*MODERN THREE-PIECE EN-SUITE SHOWER ROOM  
AND A PREMIUM THREE-PIECE FAMILY BATHROOM*







In addition, there is a premium family bathroom which features sandy-toned tiles, a half-pedestal washbasin, a hidden-cistern toilet, a large downlit mirror, and a double-ended bath with handheld and overhead rainfall showers.

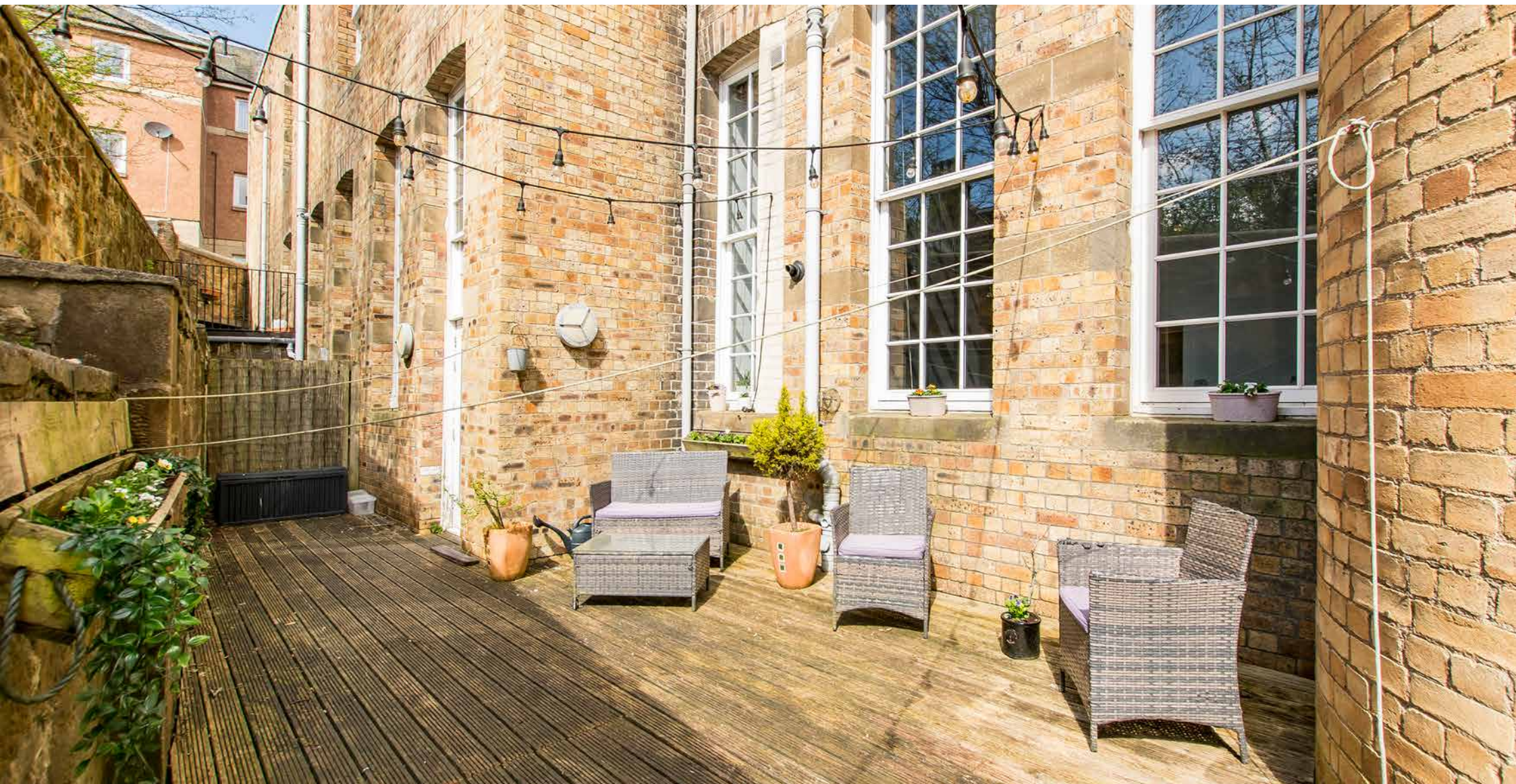
Gas central heating and double-glazed sash windows ensure year-round comfort.





## PRIVATE GARDEN WITH SOUTHWEST-FACING ASPECT

Outside, the home's private garden has a low-maintenance design and a sunny, southwest-facing aspect. It is enclosed by a high wall for privacy and forms a wonderful setting for relaxing and dining in the summer. Furthermore, homeowners have shared use of a neatly kept roof terrace that offers elevated views to admire. The property has a dedicated parking space in the residents' parking area as well.







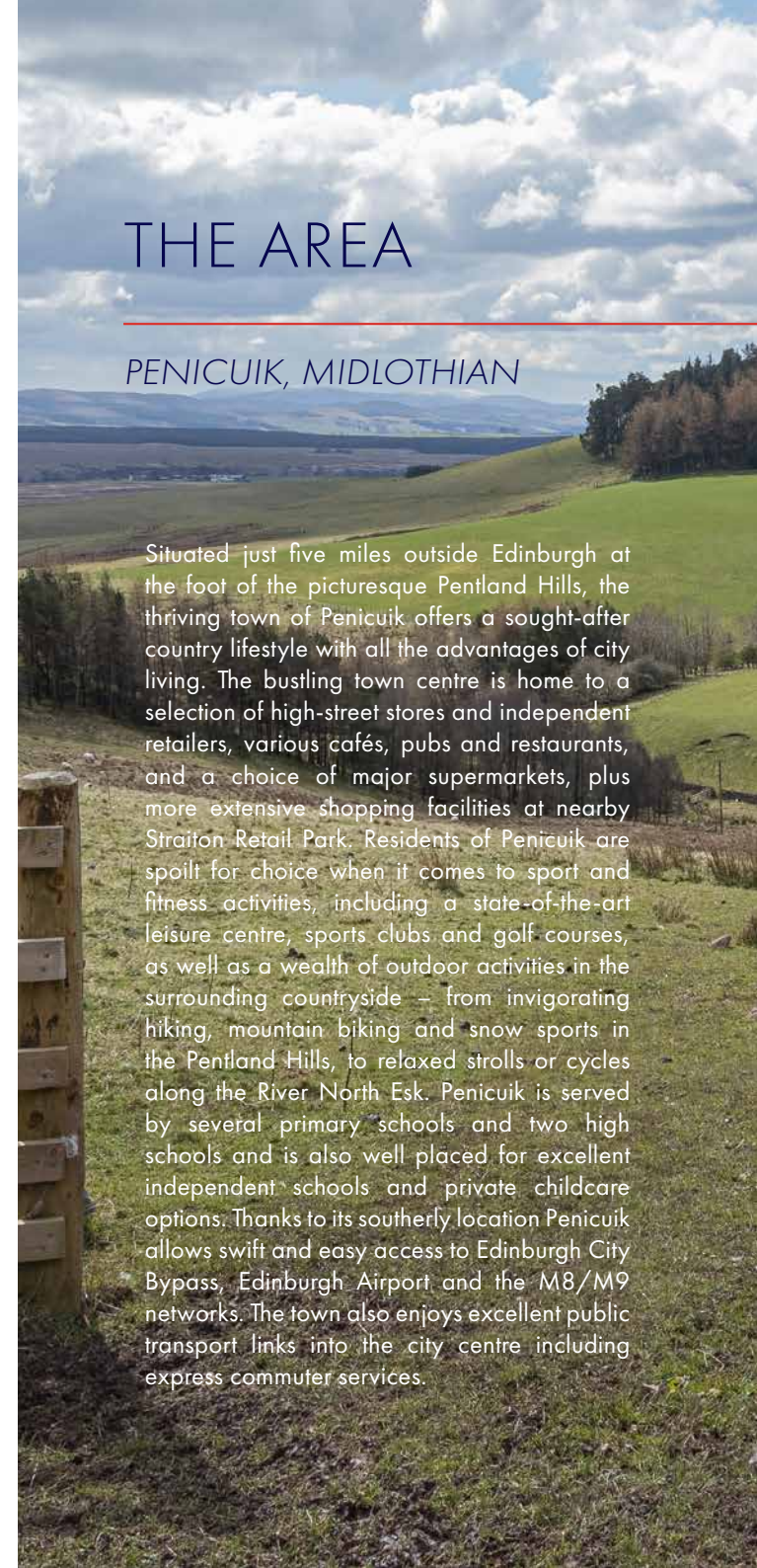
Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to be included in the sale.



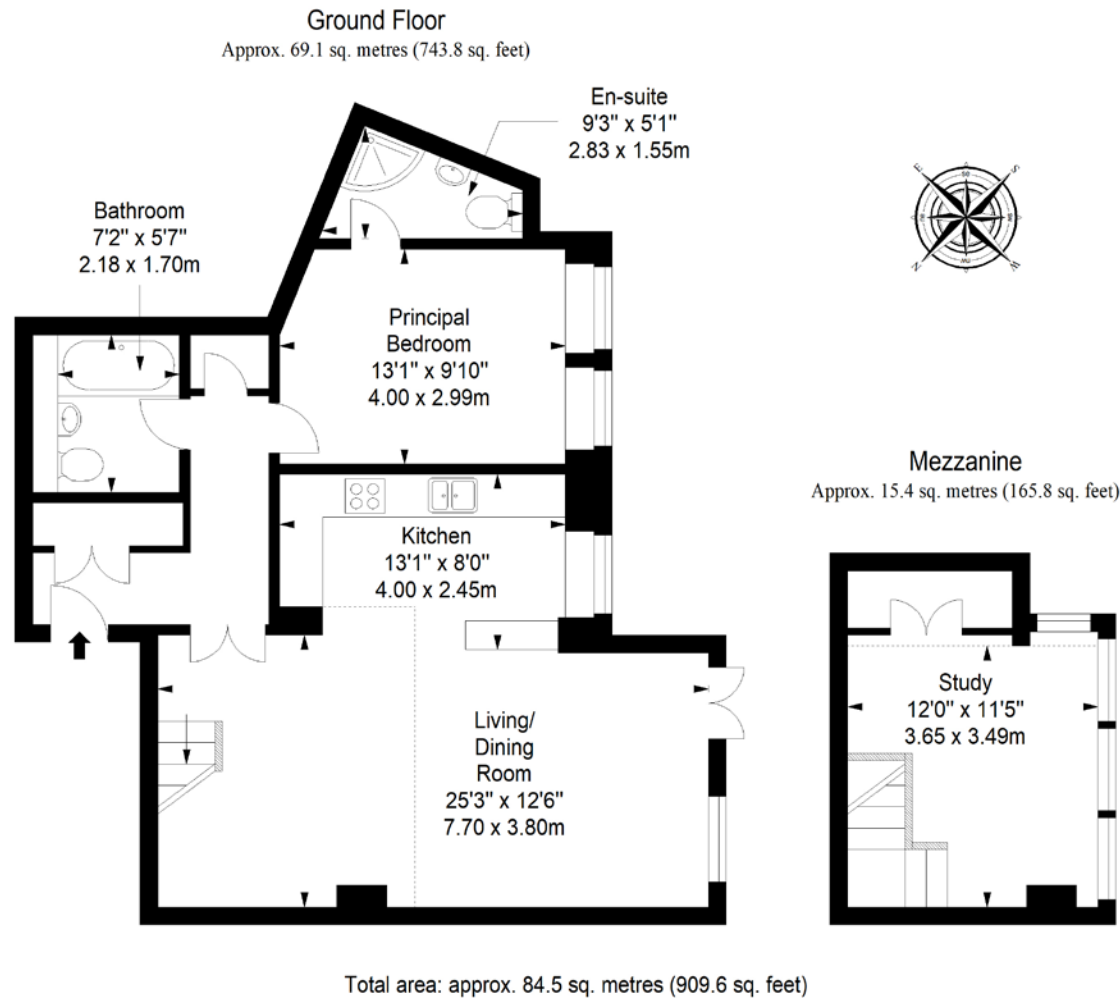
## THE AREA

### PENICUIK, MIDLOTHIAN

Situated just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with all the advantages of city living. The bustling town centre is home to a selection of high-street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets, plus more extensive shopping facilities at nearby Straiton Retail Park. Residents of Penicuik are spoilt for choice when it comes to sport and fitness activities, including a state-of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside – from invigorating hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk. Penicuik is served by several primary schools and two high schools and is also well placed for excellent independent schools and private childcare options. Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services.



# FLOORPLAN



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