



RALPH SAYER
SOLICITORS & ESTATE AGENTS

11 Andrew Court

Penicuik, Midlothian, EH26 0HR

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Situated less than 10 miles from central Edinburgh, in the popular town of Penicuik, this two-bedroom flat is located on the second floor of an established development. It offers residents access to convenient on-site parking and lovely, well-maintained gardens. Quietly positioned just moments from high-street shopping and bus links, this appealing modern home enjoys a sunny, south-facing aspect and tranquil leafy views. It includes two double bedrooms, a bathroom, ample storage, and a dual-aspect reception room connected to a bright, stylish kitchen.

Extras: All fitted floor and window coverings, and light fittings are included in the sale.



Property Summary

- Leafy development close to shops and bus links
- Second-floor flat with modern décor
- Shared stairs and secure entry system
- Entrance hall with good storage
- Sun-filled living/dining room
- Bright kitchen with handy access to the reception room
- Two double bedrooms with storage
- Bathroom with shower-over-bath
- Well-maintained communal gardens
- Convenient residents' parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - B
- Home Report Value - £125,000





Two-bedroom flat located on the top floor of an established development, offering residents access to convenient on-site parking and lovely, well-maintained gardens.



Let us help you find your next
dream property!



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CHARTERED FIRM

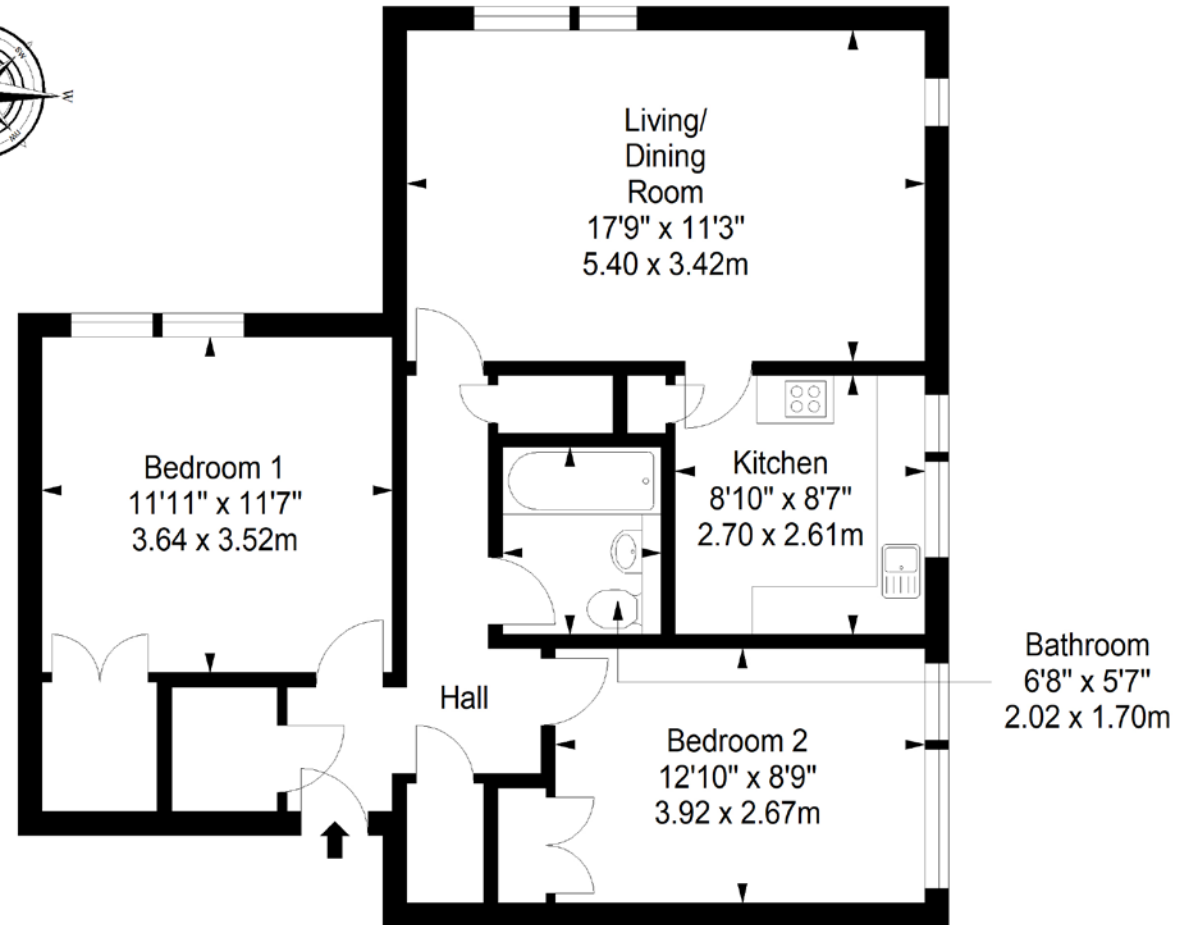
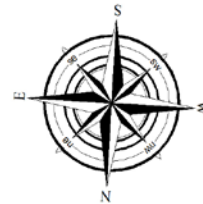
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Second Floor

Approx. 68.0 sq. metres (731.9 sq. feet)



Total area: approx. 68.0 sq. metres (731.9 sq. feet)