



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 6 South Bank Court

Penicuik, Midlothian, EH26 0GH



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Welcome to a stylish two-bedroom first-floor flat that features flawless interiors, finished with on-trend neutral décor and high-quality fixtures and fittings. This beautiful modern home further boasts a dual-aspect open-plan reception room and a fashionable integrated kitchen, as well as a premium bathroom with a three-piece suite. In addition, it has a sunny, southwest-facing aspect, allocated parking, and a good degree of versatility with the second bedroom alternatively used as an office or nursery (if needed). Part of a family-friendly development, the flat has a wonderful location in Penicuik too, set beside a large public park and play area.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (oven, gas hob, extractor hood, fridge/freezer, dishwasher, and washing machine) to be included in the sale.

Factor: The factor is managed by Ross & Liddell at an approximate yearly cost of £400.

## Property Summary

- Immaculate first-floor flat in walk-in condition
- Part of a sought-after modern development
- Highly desirable location in popular Penicuik
- Welcoming hall with built-in storage
- Open-plan kitchen/living/dining room with:
  - French doors to Juliet balcony
  - Modern kitchen with ambient lighting
- Two bright and airy bedrooms
- Contemporary bathroom with overhead shower
- Well-maintained communal garden grounds
- Private residents' parking with allocated spaces
- Gas central heating and double-glazed windows
- EPC Rating - B | Council Tax Band - C
- Home Report Value - £185,000

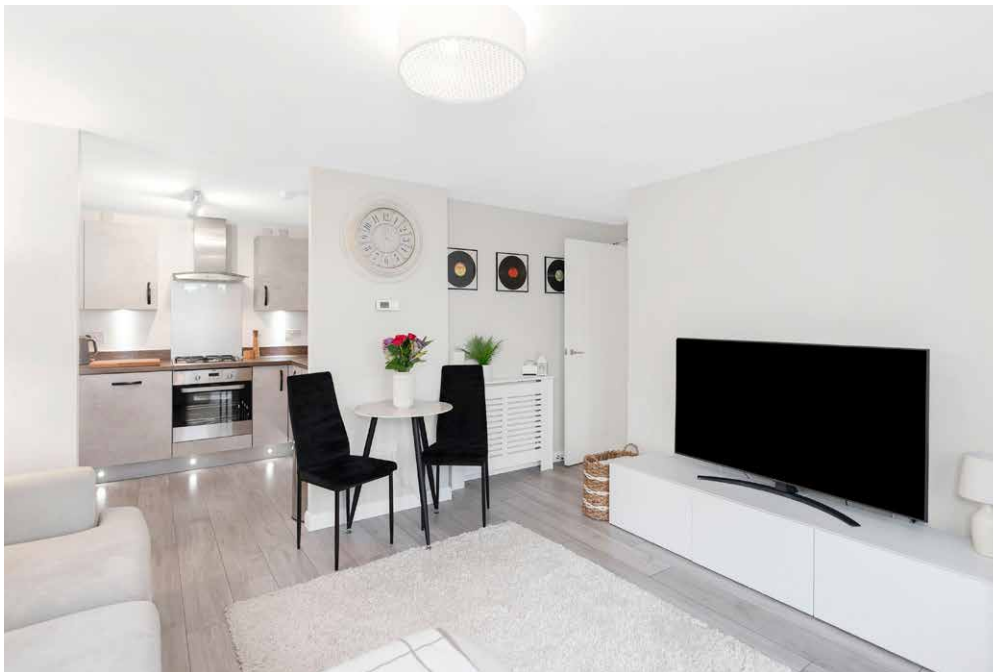








## Contemporary open-plan living area and kitchen







A beautiful home with  
stylish interiors and  
high-quality finishings







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**dream property!**



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property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

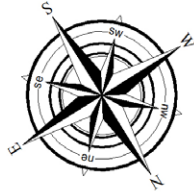


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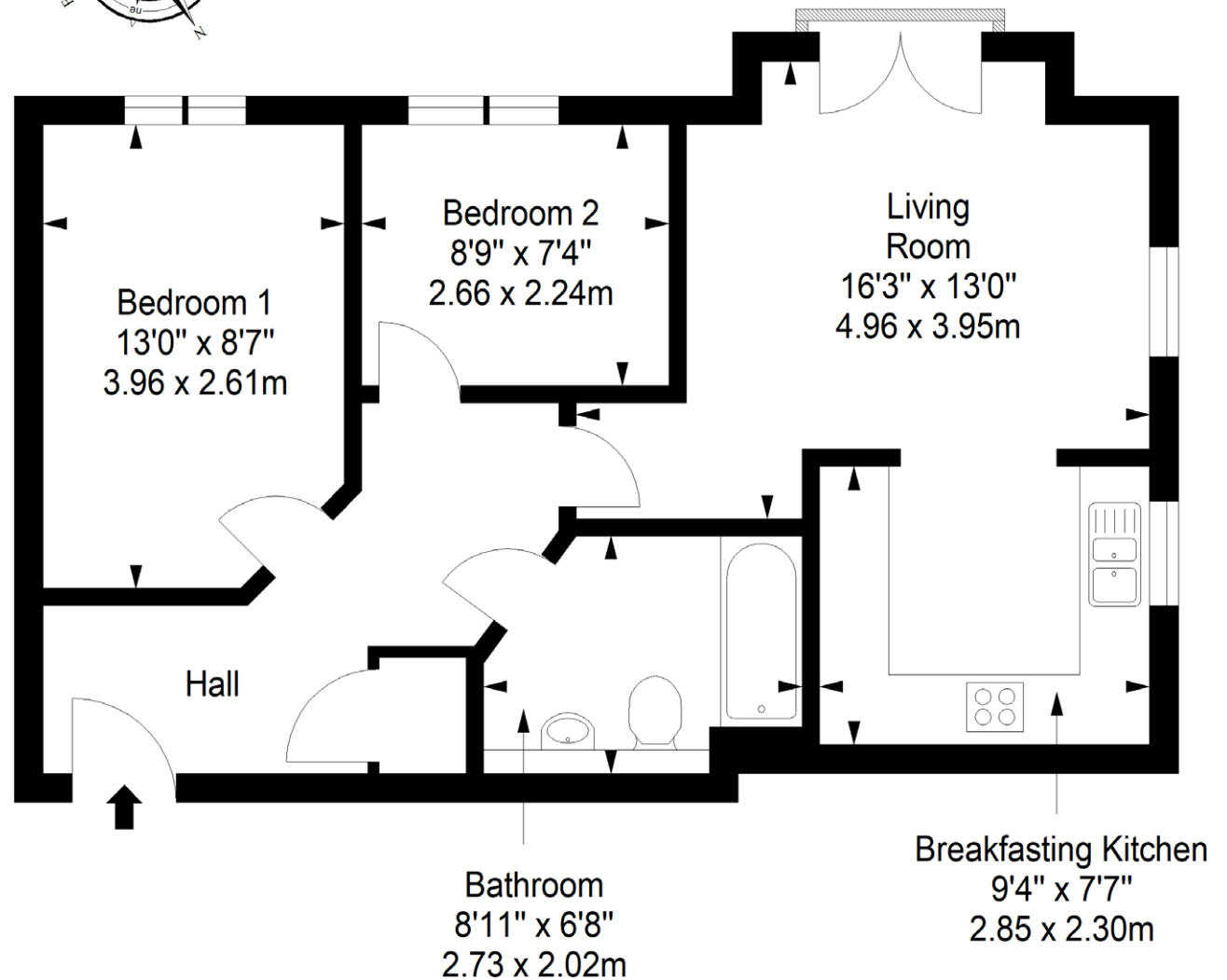
**DISCLAIMER**

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.



## First Floor

Approx. 53.9 sq. metres (580.2 sq. feet)



Total area: approx. 53.9 sq. metres (580.2 sq. feet)