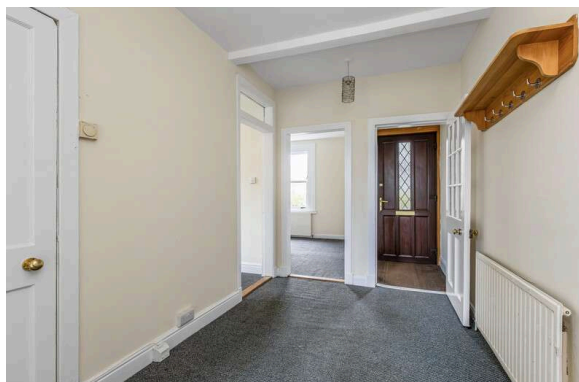
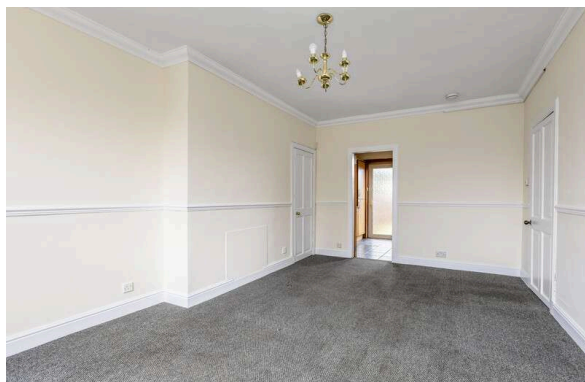




2 The Quadrant  
PENICUIK | MIDLOTHIAN | EH26 8AU

  
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## 2 The Quadrant

PENICUIK | MIDLOTHIAN | EH26 8AU

Located in the popular area of Penicuik in Midlothian, this contemporary lower flat offers a comfortable and stylish living space.

The living room is bathed in natural light, thanks to its large, twin windows that provides ample sunlight. The room is spacious and designed for modern living, providing an ideal space for relaxation and entertainment.

The separate kitchen is equipped with well-appointed units, offering both functionality and style. It is designed to meet the needs of a contemporary lifestyle and provides a convenient space for cooking. The kitchen seamlessly leads to the rear garden, creating a perfect flow between indoor and outdoor living.

There are three bedrooms in total. Two of them are generously sized double bedrooms, providing ample space for furnishings and personalization. The master bedroom, in particular, stands out for its spacious layout, offering a comfortable retreat. The third bedroom is a spacious single bedroom, providing flexibility for various living arrangements.

The family bathroom is neutrally decorated, creating a clean and modern aesthetic. It features a shower over the bath, combining convenience and style. The neutral decor allows for personal touches to be easily added, making it a versatile space.

This home is a comfortable and functional living space making it an ideal home for those seeking a modern lifestyle in the heart of Penicuik. In brief the property comprises:

- Spacious living room with twin windows.
- Separate kitchen, with well appointed units and rear garden access.
- Three bedrooms, two double bedrooms and one spacious single, offering truly flexible living.
- Neutrally decorated family bathroom with shower over bath.
- Gas central heating and double glazing,
- Rear garden.
- Driveway and on street parking.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

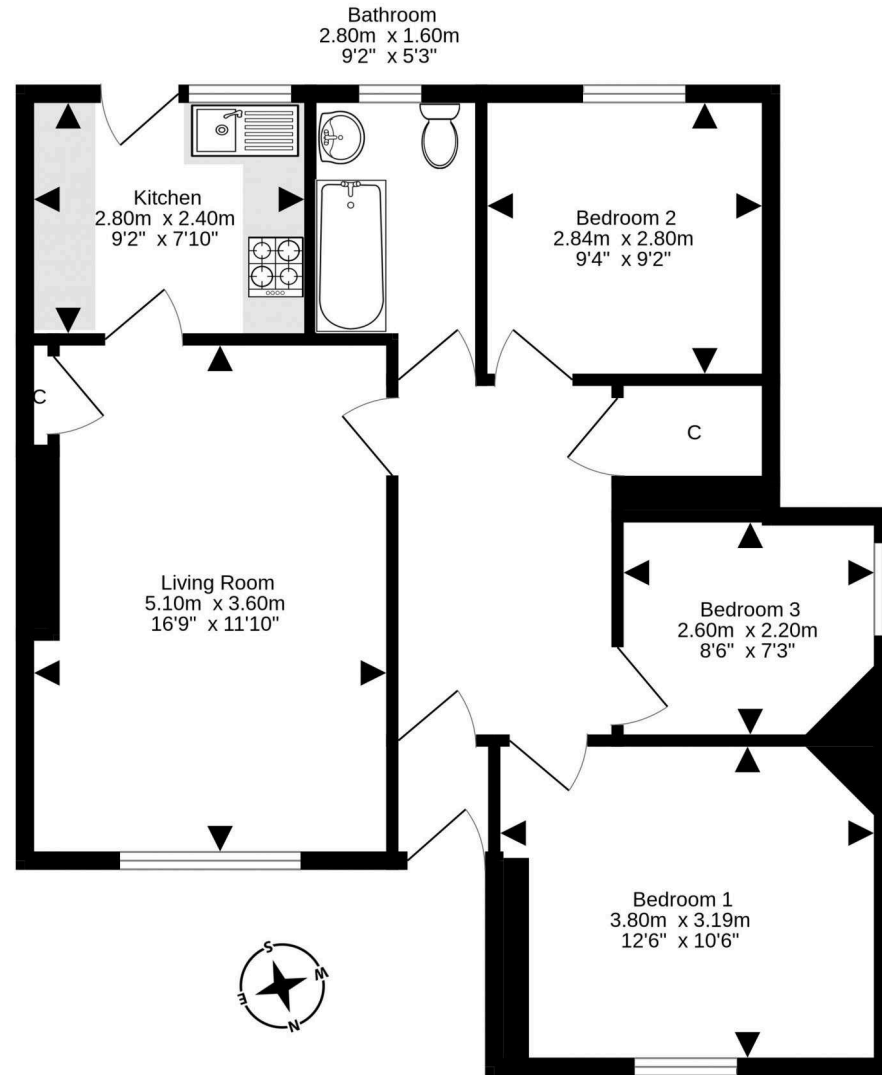


Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

Extras included in the sale are the oven, hob, extractor hood, fridge freezer and washing machine. EPC rating C.

Penicuik is a much respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is skiing at Hillend. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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