



12 Rosebank Place  
PENICUIK | MIDLOTHIAN | EH26 0GD

  
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Well presented four bedroom detached villa forming part of a conveniently placed, modern development, just a short walk from a good range of amenities and excellent road links. This lovely bright and spacious home offers comfortable and well planned accommodation over two levels in excellent order throughout. The front facing living room is generous in size and the modern dining/kitchen sitting room is fitted with upgraded units and appliances and is a particularly spacious room with French doors out to a fully enclosed rear garden. The four bedrooms are double in size, the principal bedroom boasting an en-suite and the two larger doubles also benefitting from a Jack and Jill shower room. All bedrooms benefit from fitted wardrobes and the family bathroom is well appointed with a white three piece suite. There is a downstairs WC compartment, gas central heating, double glazing and solar panels. Externally there is an enclosed rear garden, driveway and garage to the front and ample on-street parking.

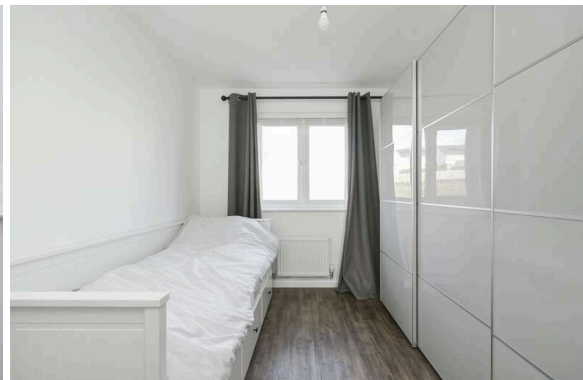
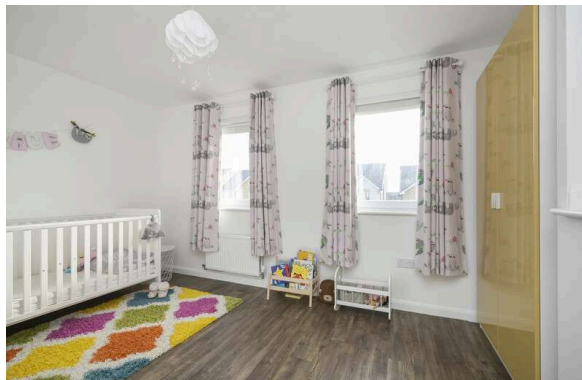
- Welcoming hall with storage and WC
- Generous living room
- Spacious living/kitchen/dining room with French doors to rear garden.
- Four double bedrooms
- Principal en-suite and Jack and Jill en-suite
- Family bathroom featuring a white suite
- Gas central heating
- Double glazing
- Solar panels
- Garage & Driveway
- Ample on street parking

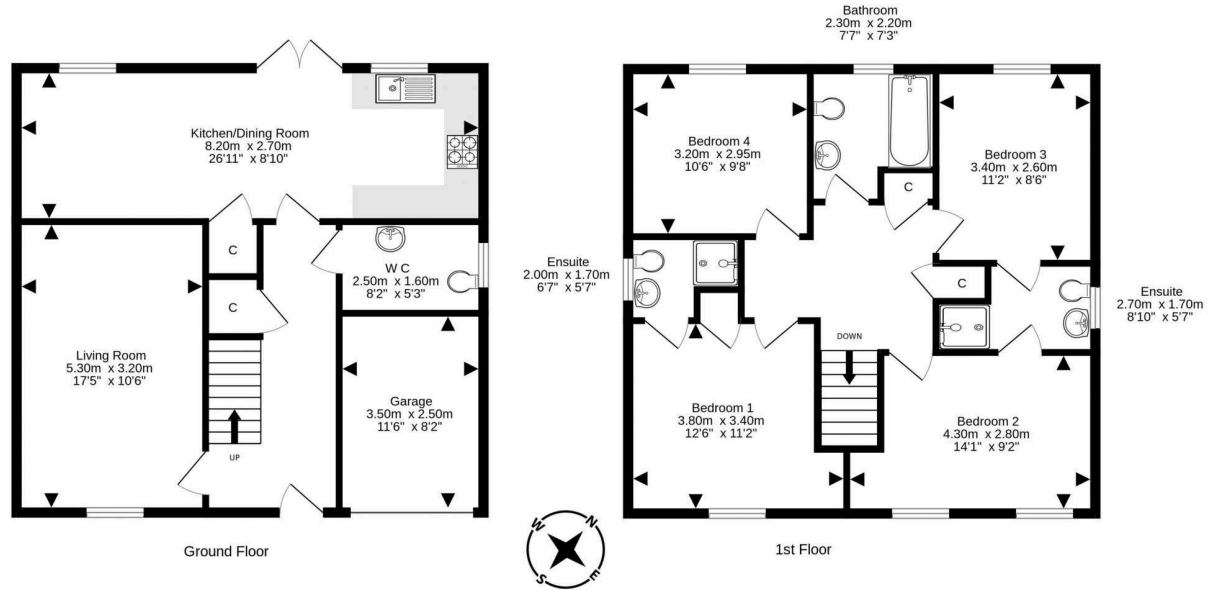
All blinds and curtains (except those in bedroom 2), and the wardrobes, will be included in the sale. EPC Rating B.

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



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. Made with Metropix ©2024