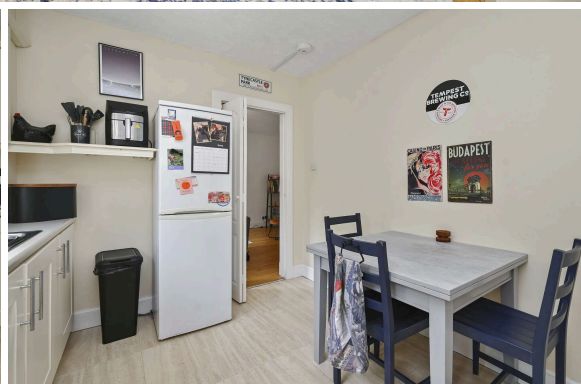




35 Dykes Road
PENICUIK | MDLOTHIAN | EH26 0JD


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35 Dykes Road

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Superbly tucked away in a quiet leafy spot is this most appealing two bed main door, lower apartment. Boasting light and spacious accommodation, on street parking, stylish modern fittings and great storage space all the excellent amenities within Penicuik are well within easy reach. The surrounding area enjoys quick transport links and scenic open countryside. This lovely property has an enviable off road position with a sunny private south-facing garden backing onto the leafy walkway running alongside the Cuiken Burn.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge with picture window and feature fireplace, a contemporary kitchen with attractive units, two well-proportioned double bedrooms and the flat is completed by a large bathroom with shower over bath.

- Main door, lower villa
- Quiet street in the heart of Penicuik
- Private and a communal garden
- Welcoming hallway with deep storage cupboard
- Bright lounge with picture window
- Contemporary kitchen
- Two double bedrooms
- Stylish bathroom

EPC C, Council Tax Band B.

Extras include all fittings, fixtures and kitchen appliances (washing machine, fridge, microwave and built-in oven).

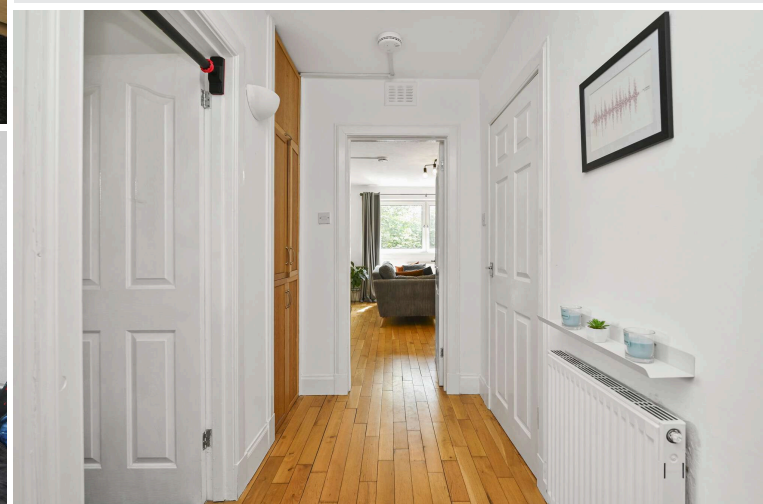
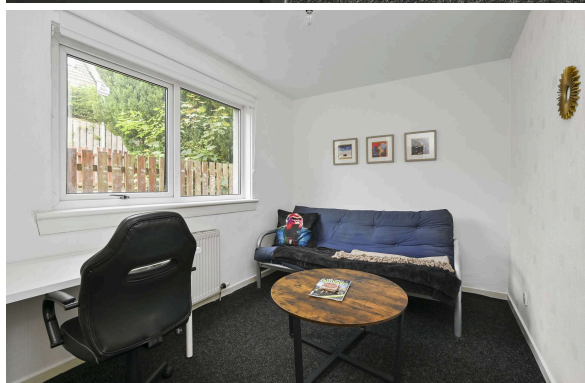
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

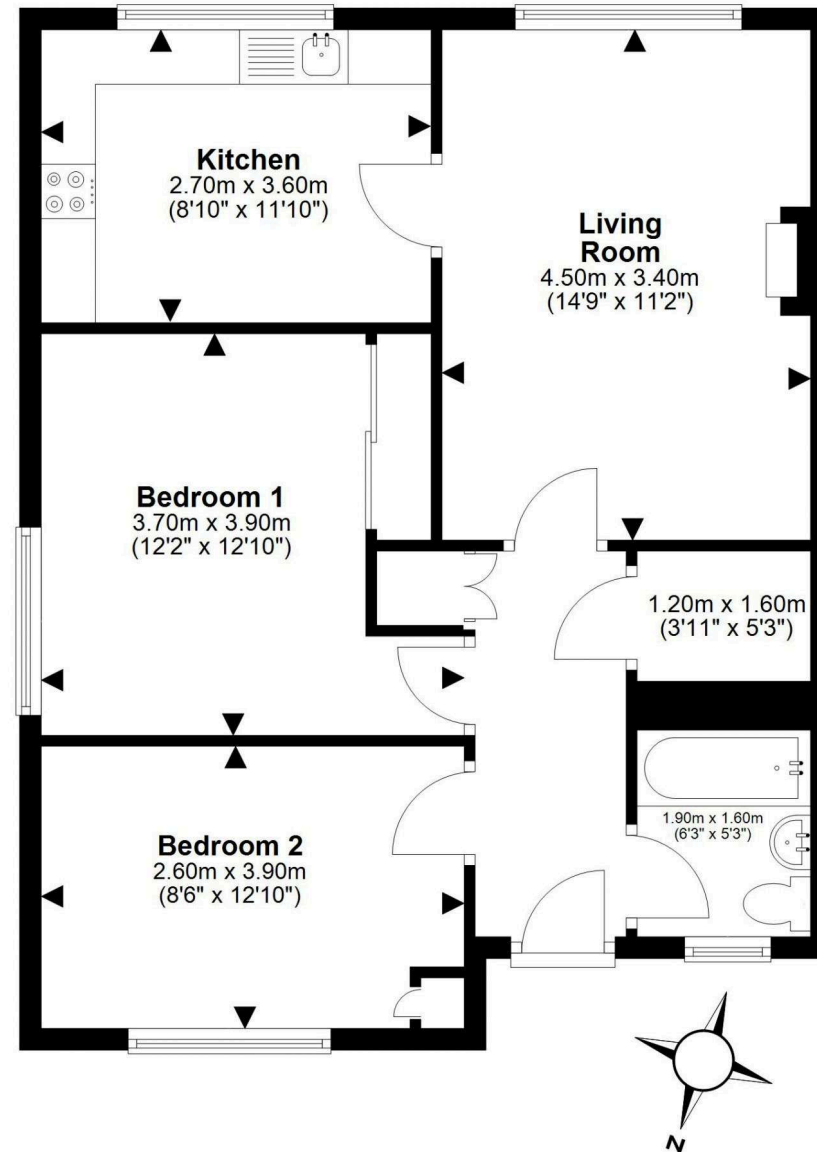


Penicuik is a highly sought-after Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office 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 ski-ing 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.





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