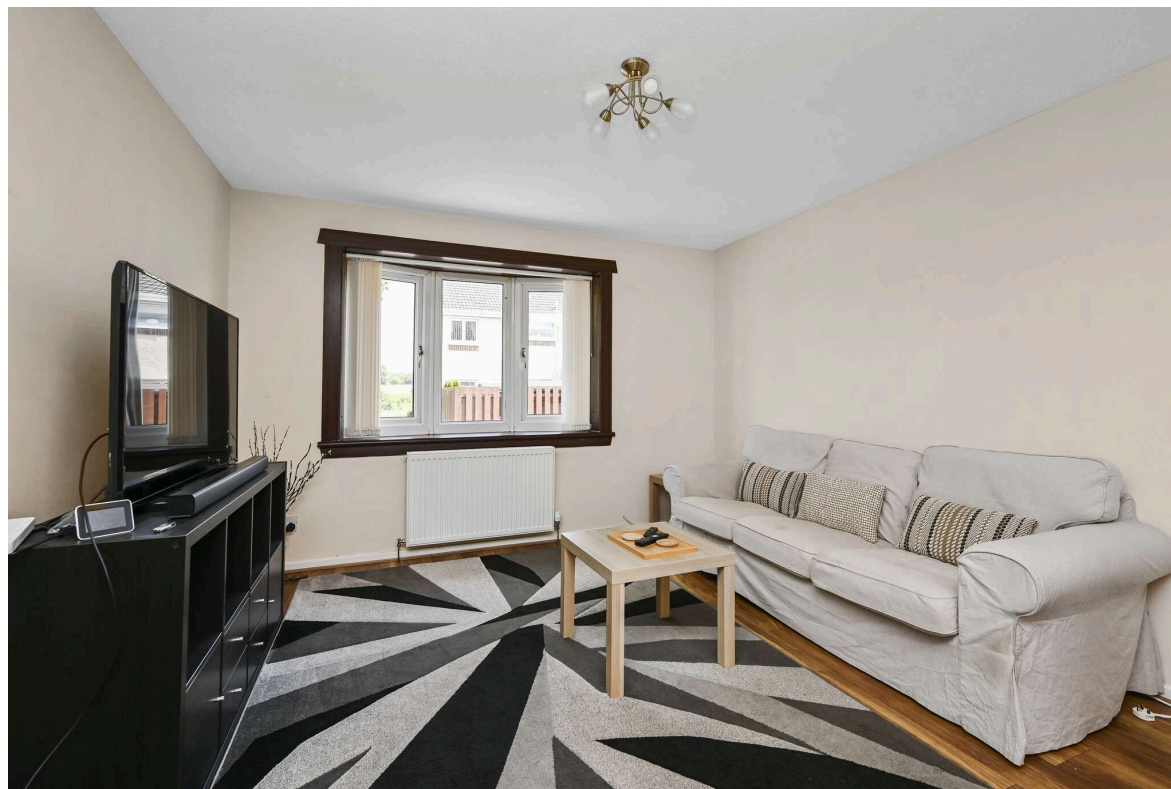




20 Armine Place
PENICUIK | EH26 8JP


warner's
solicitors & estate agents



20 Armine Place

PENICUIK | EH26 8JP

Well-presented, three-bedroom mid terraced home located in the popular town of Penicuik with excellent local amenities and transport links nearby. This property has excellent potential to make a fantastic family home and benefits from gas central heating, double glazing and sizeable yet easily maintainable front and rear gardens. On the ground level, the spacious living/dining room forms the main public area in the property, providing a great space for entertaining friends and family and also benefitting from a storage cupboard. The kitchen completes the accommodation on this level and currently comprises a washing machine, fridge/freezer, induction hob, oven and fan. Upstairs there are three well-proportioned bedrooms all with built in storage and completing the accommodation is the bathroom with double waterfall shower over the bath. Ample parking is available opposite the property and the property also benefits from an attic for extra storage needs. This property is sure to be of immense appeal to those looking for a family home within easy reach of Edinburgh, early viewing is essential to appreciate everything that this outstanding property has to offer.

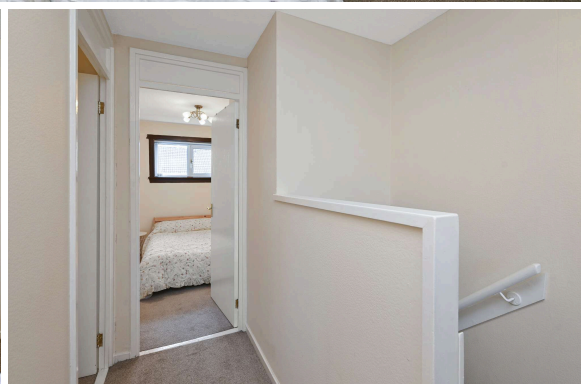
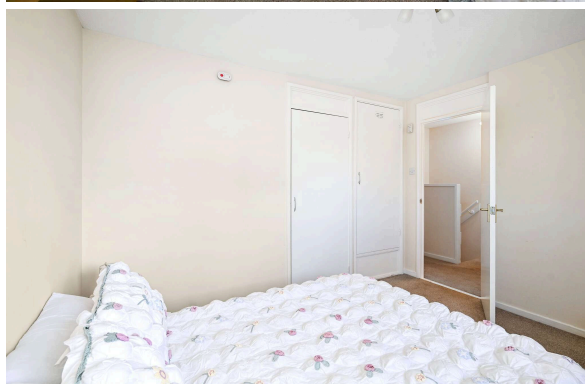
- Three-bedroom terraced home
- Popular location
- Living/dining room
- Fully fitted Kitchen
- Three bedrooms
- Bathroom
- Gas central heating and Double glazing
- Front and rear gardens with outside tap
- Attic
- Energy Rating C and Council Tax band C

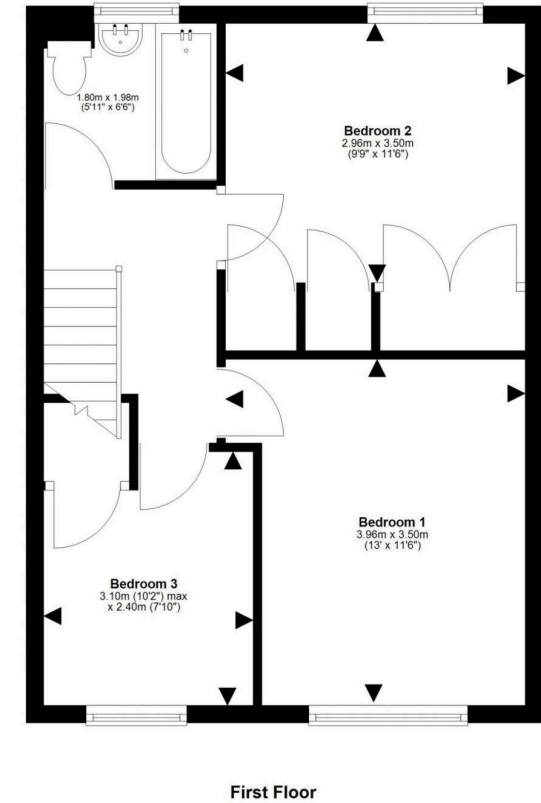
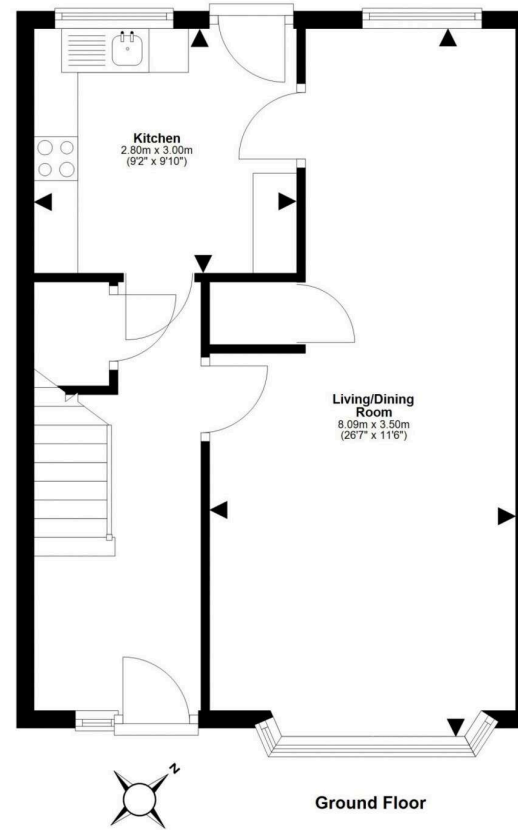
Lights, blinds and floor coverings included. All other furniture, tv, washing machine, fridge/freezer can be made available with separate negotiation.

PRICE & VIEWING: Please refer to our website, 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 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.





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