



169C John Street
PENICUIK | MIDLOTHIAN | EH26 8AT


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Set in the heart of sought-after Penicuik, moments from excellent amenities, quick transport links and the vast open countryside is this spacious top floor apartment. Now in need of modernisation but with fresh carpets and painting, the property would make an ideal buy in a well-connected location.

The accommodation comprises a welcoming hallway, a bright dual aspect lounge with generous dining space, a fitted kitchen off the lounge, two well-proportioned double bedrooms with storage and the flat is completed by a bathroom with white three piece suite.

- Top floor apartment in block of four
- Well-kept communal garden
- Welcoming hallway
- Bright dual aspect lounge
- Fitted kitchen with two windows
- Two ample sized double bedrooms
- Bathroom with three piece suite

Energy Rating D. Council Tax Band B.

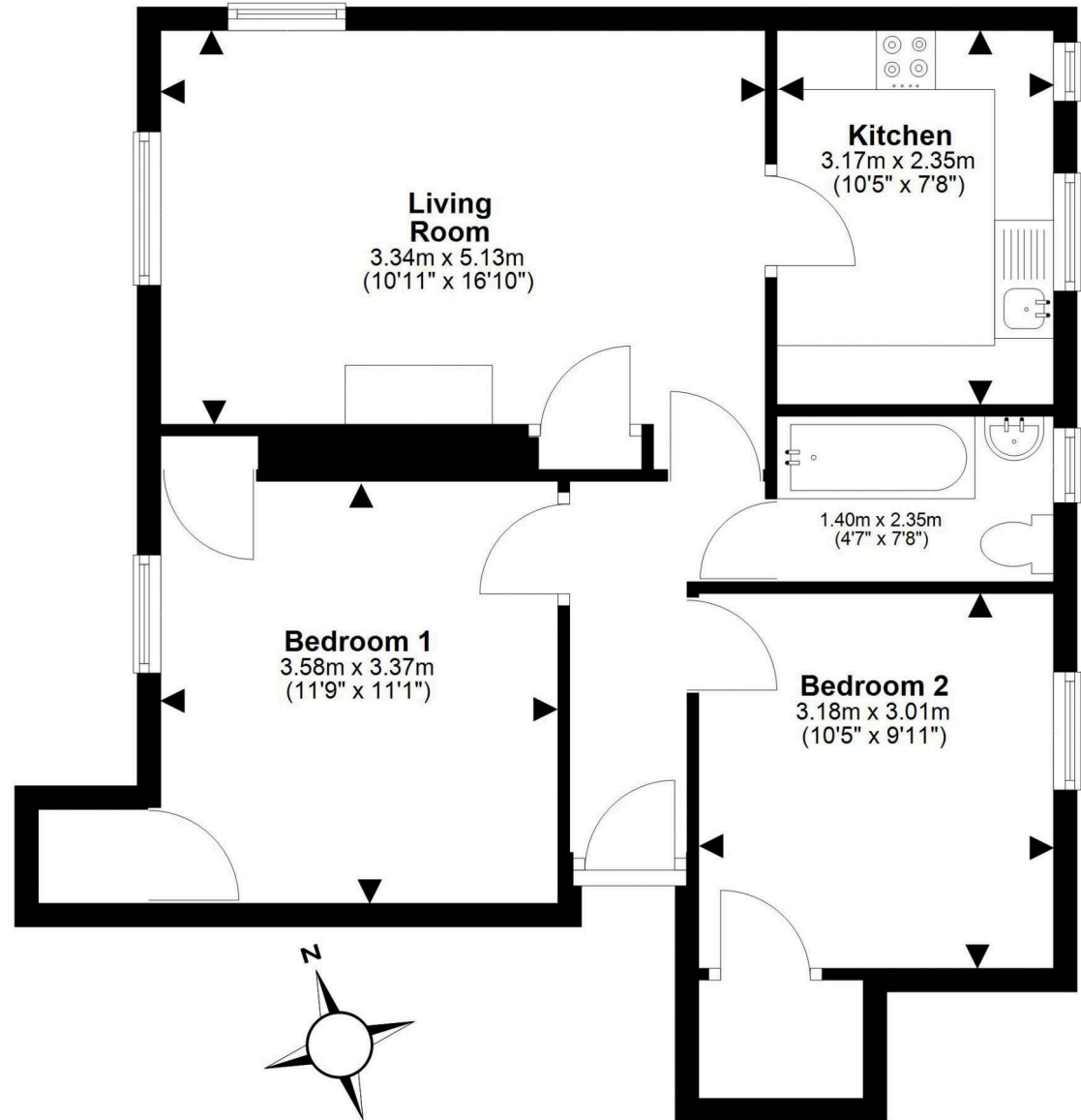
All contents will be included in the sale.

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.