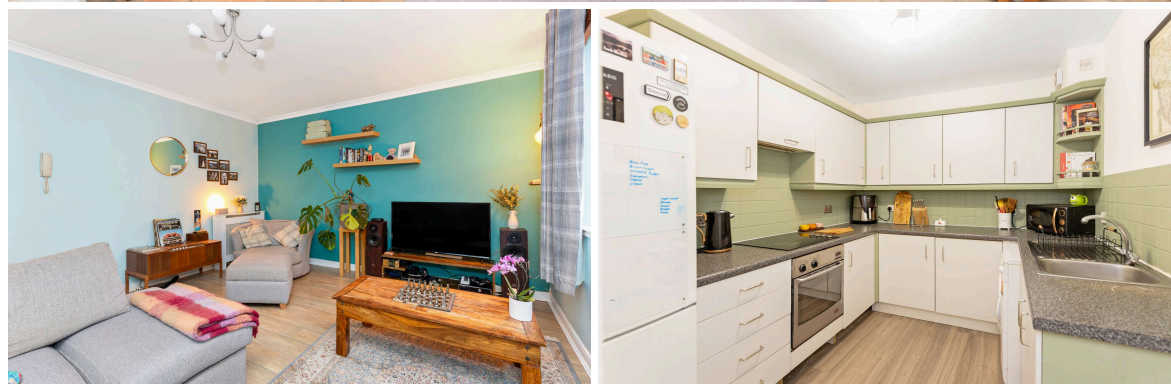




4B Peebles Road
PENICUIK | EH26 8LU



4B Peebles Road

PENICUIK | EH26 8LU

Well-presented one-bedroom lower ground floor flat, benefiting from well-presented shared and private garden areas and an allocated private parking space, located in the popular town of Penicuik just to the South of Edinburgh.

The property is in good condition and would make a lovely home within a popular residential area. The property comprises a well-proportioned bedroom with built in wardrobes, a spacious living room with twin windows, a kitchen currently comprising an electric hob, oven and fan, washing machine and fridge/freezer and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. This property will appeal to first time buyers and investors alike.

- Entrance hall with storage cupboard
- Well-proportioned bedroom
- Fully fitted kitchen
- Bright and spacious living room
- Bathroom
- Private and shared garden
- Double Glazing and electric heating
- Allocated parking space

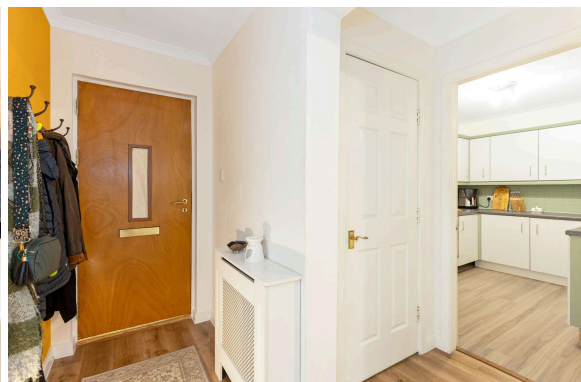
All curtains, blinds, fridge freezer and washing machine included in sale. EPC Rating C,

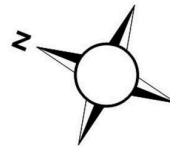
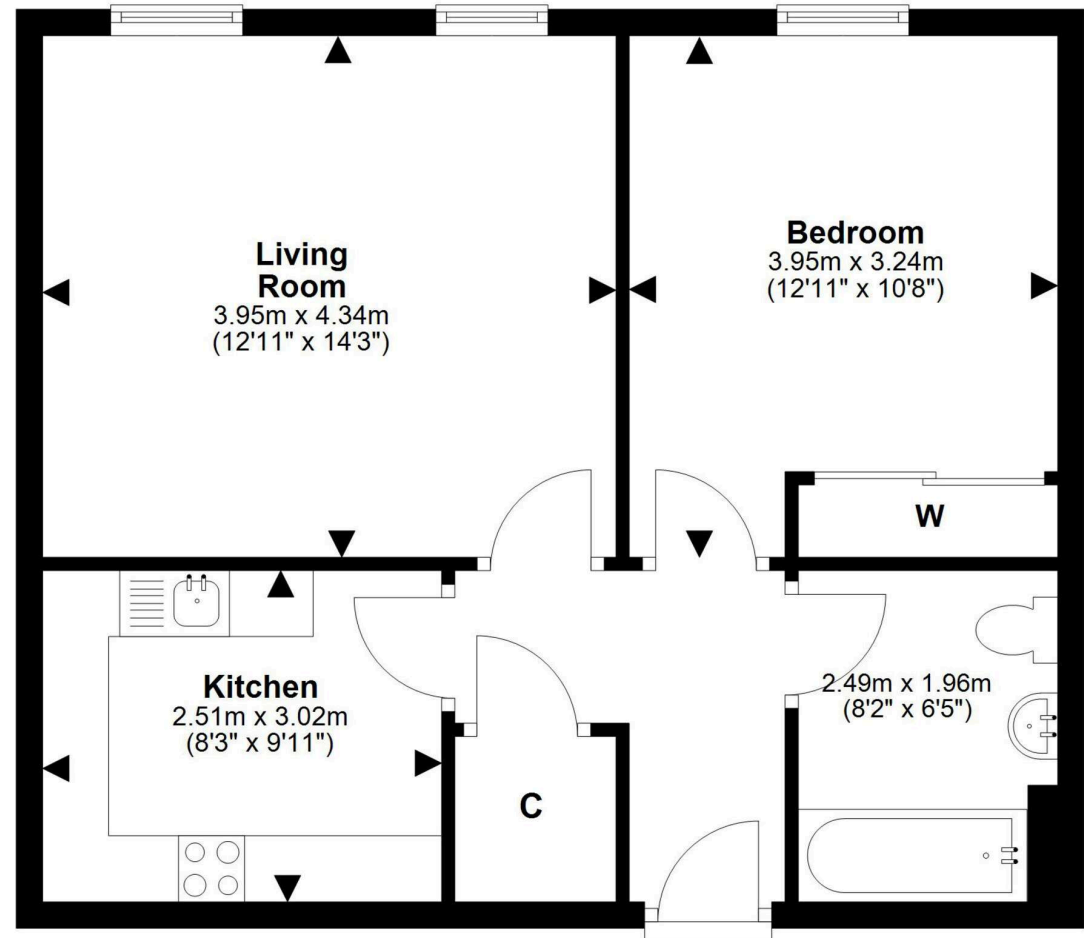
Factoring charges are managed by Myreside Management. Approximately £300 per quarter which includes general maintenance and communal electricity. It also includes a shared building insurance of £109.55 (annually £438.20).

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.





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.