



89 John Street, Penicuik, Midlothian, EH26 8HL



## Welcome

Welcome to 89 John Street - a lovely, surprisingly spacious, one-bedroom first floor traditionally built flat, accessed via an external staircase to the rear. Set in a sought-after area in a central location in the lovely Midlothian town of Penicuik, it is conveniently located within a close proximity to the town centre. It is thought this property will make the ideal first-time purchase, downsizing opportunity or rental investment. The property is offered in excellent order throughout, retaining original features, and having been well maintained. It provides spacious accommodation with both communal and private garden grounds to the rear, with ample on-street parking. Viewing is strictly by appointment, which we recommend at your earliest convenience.

- External staircase to main door entrance
- Entrance vestibule with glass door to the hall
- Shower room with three-piece suite, shower cubicle with electric shower, wc and sink
- Hallway with store cupboard and loft access via a pull-down ladder (part floored with light)
- Living room with twin front facing windows, ornate fire, feature fire surround, cornice, and picture rail
- Fitted dining kitchen with a range of base units, ample space for a table and chairs, oven, gas hob, splashback, and extractor, remaining white goods may be available by negotiation
- Double bedroom with front facing window, and built-in mirrored wardrobes
- Gas central heating and double glazing
- Rear garden grounds with garden shed, and communal drying green
- On street parking





## Penicuik

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several 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 in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular public transport service operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.

## Extras

All Floor coverings, light fittings, blinds where fitted, curtains, fridge, washing machine and integrated appliances. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items including white goods may be available by negotiation.



# Get in touch

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Property Hub:

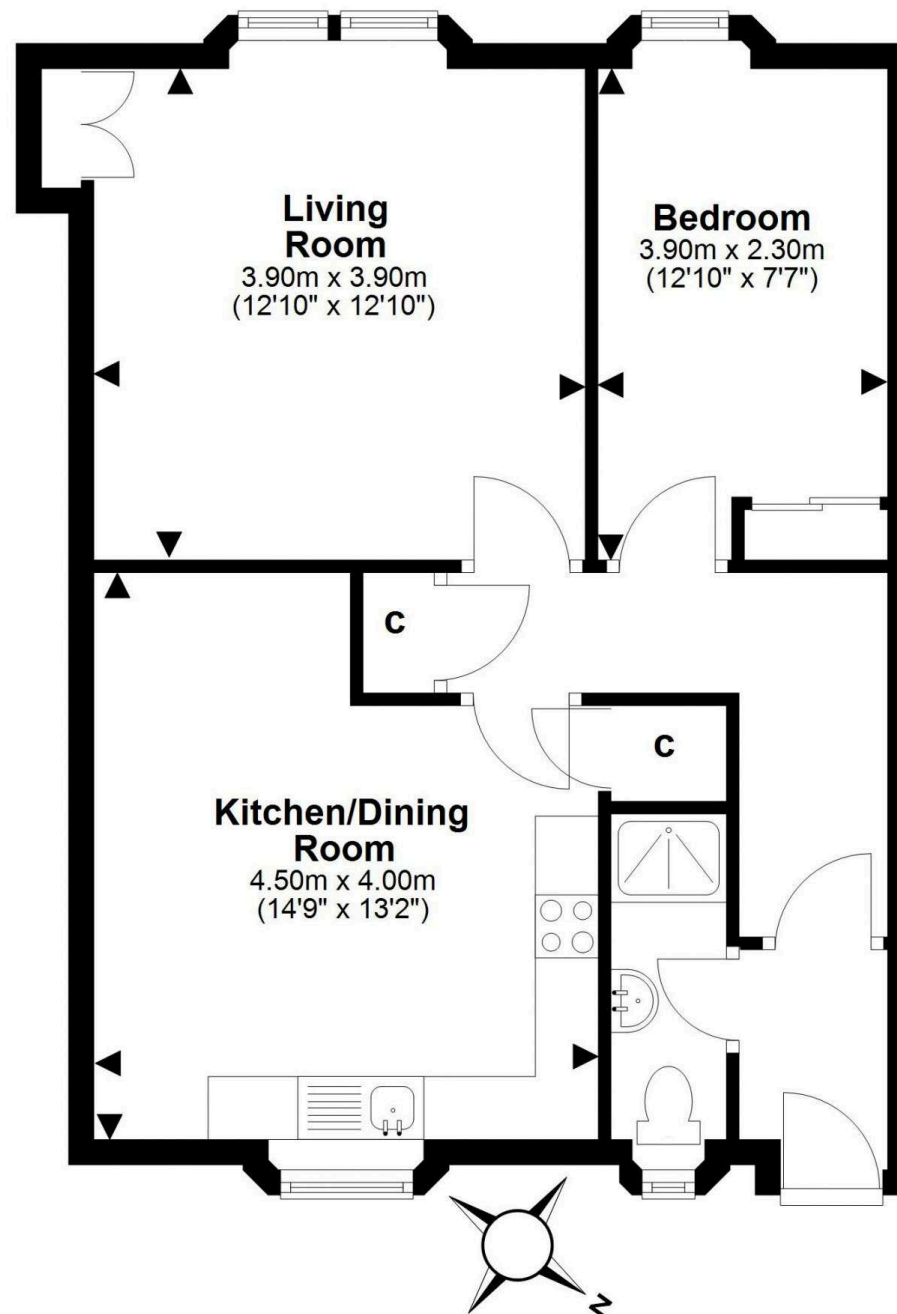
25-27 High Street, Dalkeith  
EH22 1JB

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103-105 Bruntsfield Place,  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.