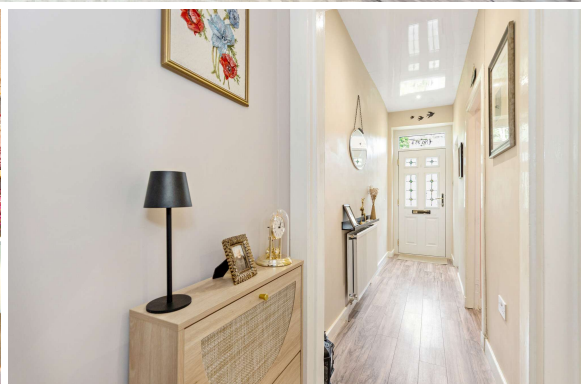
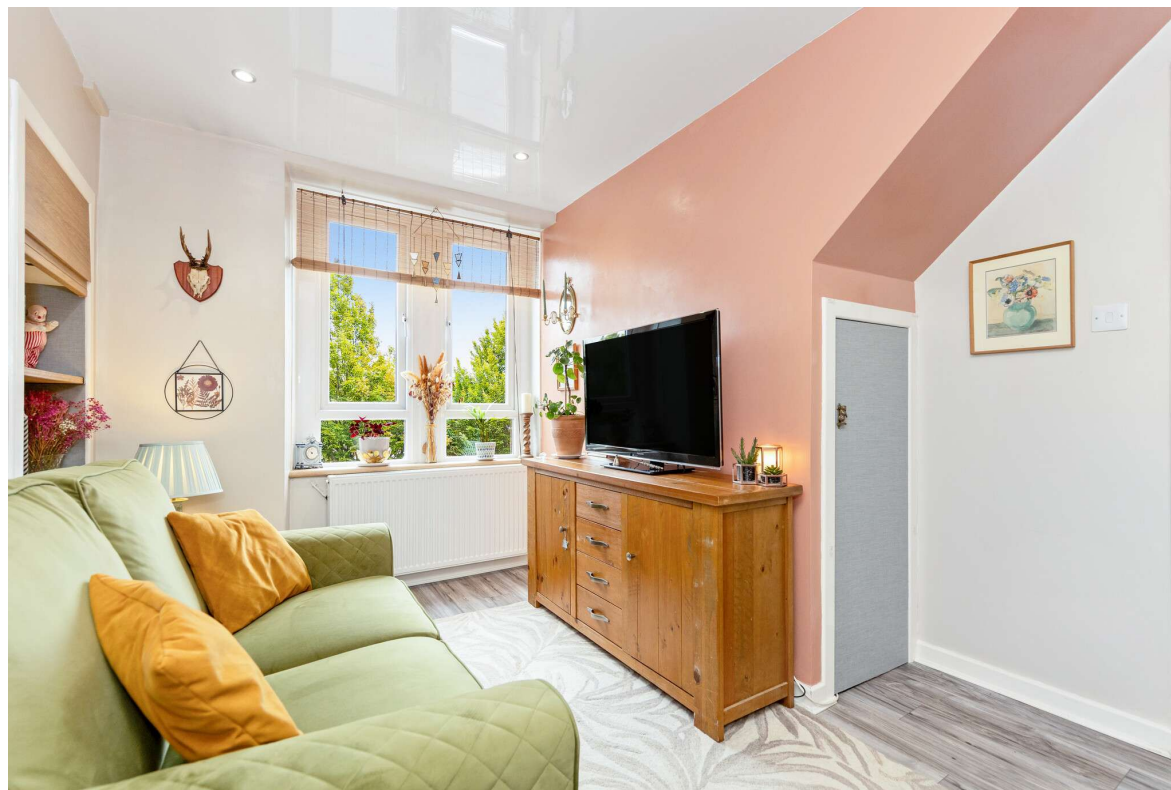




25 Imrie Place
PENICUIK | MIDLOTHIAN | EH26 8HY


warners
solicitors & estate agents



25 Imrie Place

PENICUIK | MIDLOTHIAN | EH26 8HY

Nestled on a quiet cul-de-sac in the heart of Penicuik, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented traditional double upper apartment. Set in a charming characterful building the property boasts a private rear garden, free on street parking, gas central heating and double glazing and would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright South facing twin windowed lounge, a contemporary breakfasting kitchen with attractive units and breakfast bar, a stylish shower room and following up a carpeted staircase the upper level enjoys two well-proportioned bedrooms (one with built-in wardrobes). Externally there is a section of private garden laid to lawn.

- Traditional double upper apartment
- Heart of Penicuik location
- Close to excellent shops, cafes and quick bus links
- Quiet leafy cul-de-sac
- Welcoming hallway
- Bright lounge
- Contemporary breakfasting kitchen
- Two well-proportioned bedrooms
- Stylish shower room
- Gas central heating and double glazing.

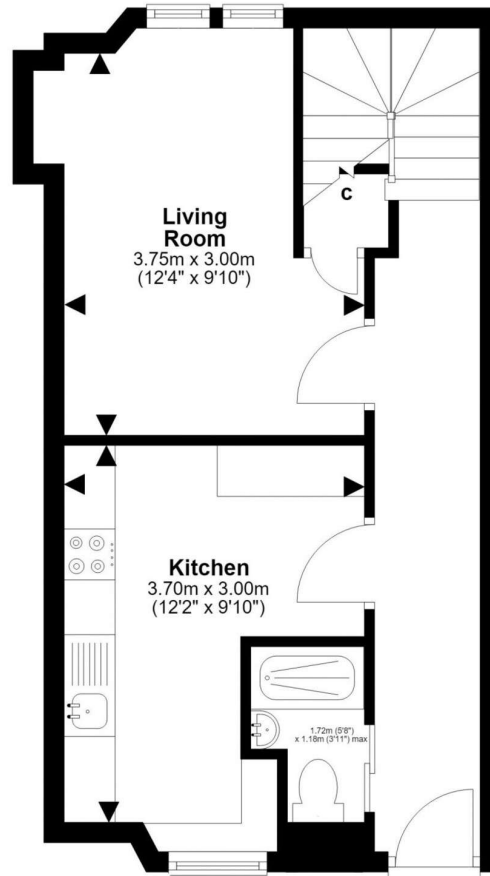
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



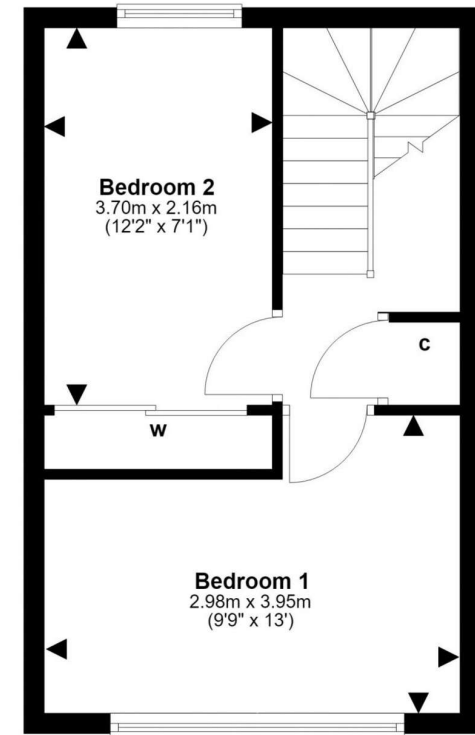
Council Tax C. Energy Rating C. There is no factor associated with this property.

All fittings, fixtures, integrated kitchen appliances, washing machine, fridge freezer, curtains poles and blinds in the living room will be included in the sale.

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 skiing 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.



Ground Floor



First Floor

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.