



23A The Square

Penicuik

EH26 8LH



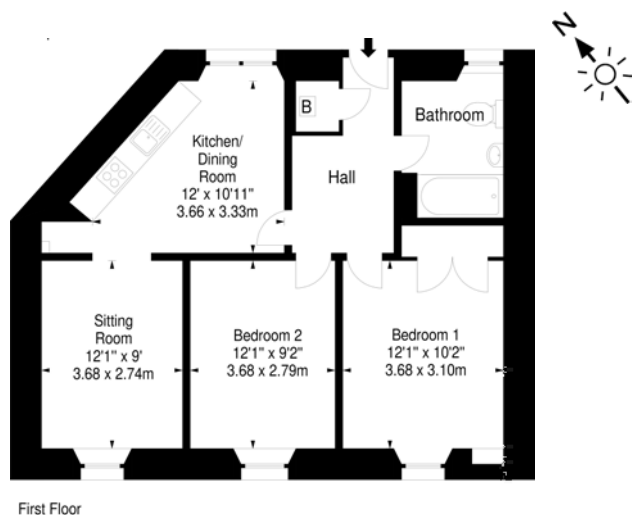
23A The Square, Penicuik

Forming part of a handsome C listed building with a bowed stair tower, centrally located within Penicuik Conservation Area, this spacious flat has been thoughtfully modernised. The beautifully presented accommodation comprises; welcoming hallway with storage cupboard, spacious sitting room, open plan to the kitchen/diner with contemporary fitted base and wall mounted units, hob, oven, hood and ample space for a dining table, 2 generous double bedrooms, one with fitted wardrobes. The stylish bathroom with modern white three piece suite completes the accommodation. Outside there is a well-maintained shared garden and on street parking. The property also benefits from gas central heating, modern features throughout and sash & case windows.

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Property Features

62m²
Excellent Location
Stylish Accommodation
Beautifully Presented
2 Bedrooms
Shared Garden



Extras

The property is being sold as seen, all fitted floor coverings, light fittings and kitchen appliances are included in the sale (the seller will not warrant their working order).

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Notes

Notes Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be emailed sales@ieroproperty.com in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 their deletion of the non-standard Clause and replaced with the Combined Standard Clauses.