



18E Kirkhill Road, Penicuik, Midlothian, EH26 8HZ



Welcome

Welcome to 18E Kirkhill Road, Penicuik - a bright and spacious two-bedroom top floor flat forming part of a traditional building of similar style properties, in a central location near the town centre. The accommodation is presented to the market in excellent condition throughout having been improved and upgraded by its current owner. The property benefits from gas central heating, double glazing, and well-maintained communal gardens to the rear of the building with unlimited on street parking. This property will suit a host of potential purchasers and given its superb central location we would recommend viewing at your earliest convenience.

- Communal entrance to the rear of the building
- Entrance hallway with built-in storage
- Spacious living and dining room with dual aspect windows to the front and rear, eve's storage, and fireplace with inset electric fire
- Lovely kitchen with a range of base and wall units, solid wood worktops, induction hob, extractor, and oven, with washing machine and fridge freezer
- Bedroom one with built-in double mirrored wardrobes, and additional eve's storage
- Bedroom two again with built-in storage
- Family bathroom with three-piece white suite, featuring a double ended bath with mid mount taps, raindrop shower and shower attachment, folding shower screen, wc, and a wall mount sink
- Gas central heating and double glazing
- Well-kept communal garden grounds
- Ample on street parking





Penicuik

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian. It, therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. 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, and all integrated appliances, with free-standing appliances available by negotiation. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

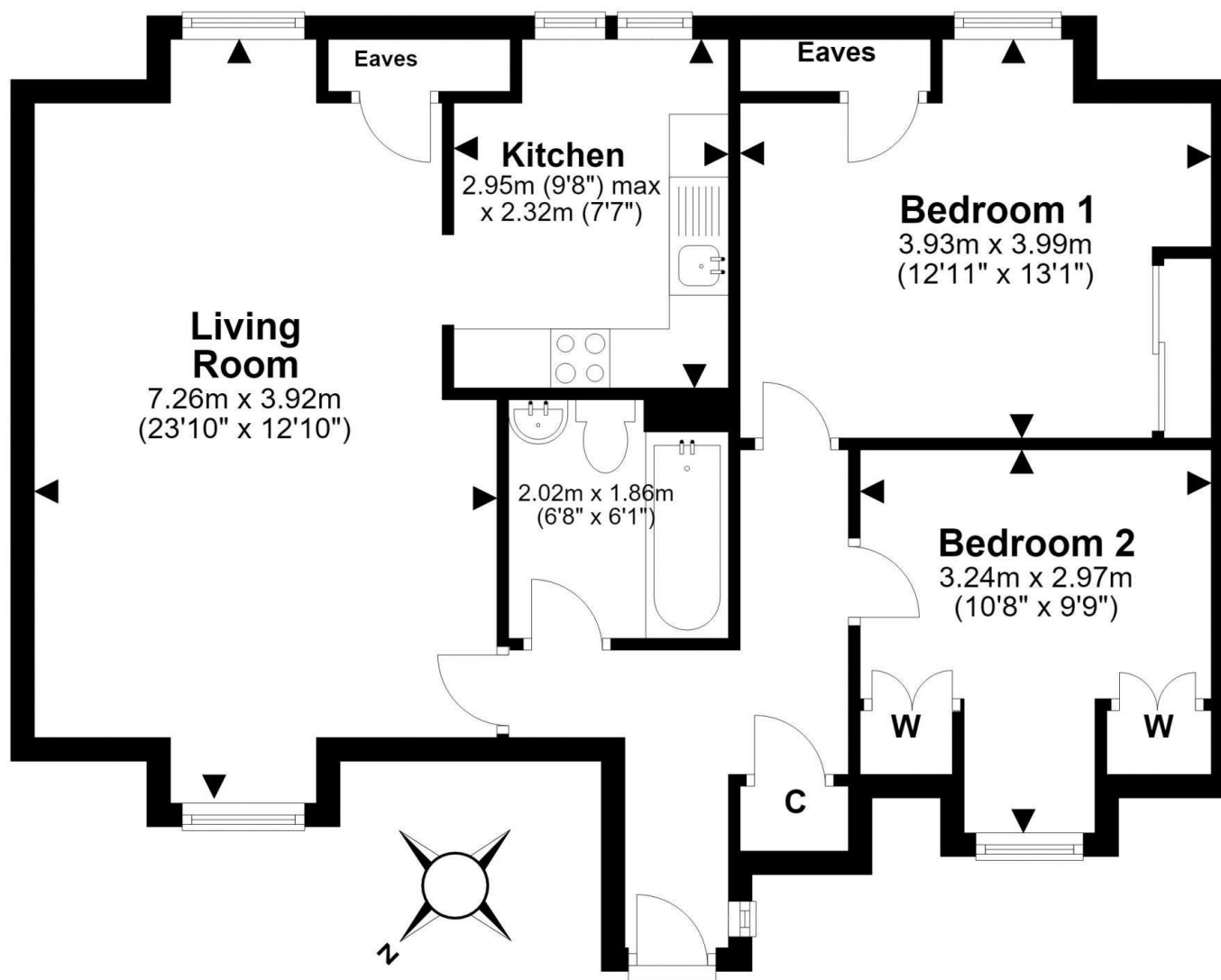
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

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.