



RALPH SAYER
SOLICITORS & ESTATE AGENTS

129 John Street

Penicuik, Midlothian EH26 8AL

129 John Street

Located in a residential area of Penicuik, this two-bedroom end-terraced house offers bright, well-kept accommodation, attractive gardens, and a convenient setting close to local amenities and green space. The home opens into a hall leading to a comfortable living/dining room, where warm wood finishes and a large window create an inviting everyday space. A fitted kitchen with integrated appliances and external access sits to the rear. Upstairs, two double bedrooms include fitted storage, and a family bathroom completes the accommodation. Outside, the property enjoys a low-maintenance front garden and an enclosed rear garden with lawn, patio, planting, and a shed.

Extras: All fitted floor and window coverings and light fittings are included.



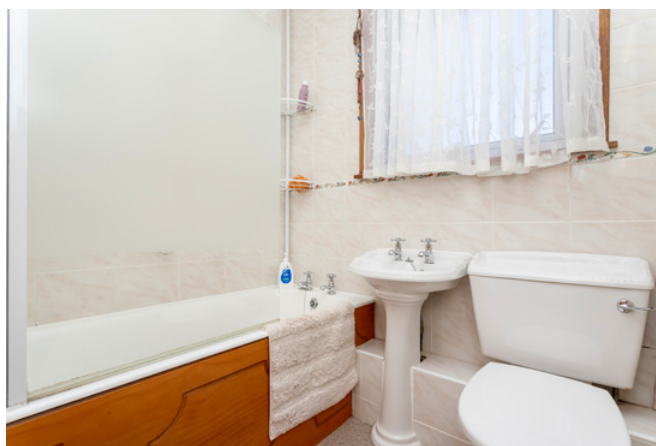
Property Summary

- Two-bedroom end-terraced house in Penicuik
- Close to local green space and amenities
- Bright living/dining room
- Fitted kitchen with garden access
- Principal bedroom with storage
- Second double bedroom
- Family bathroom with shower-over-bath
- Excellent storage throughout
- Low-maintenance front garden
- Enclosed rear garden with lawn, patio and shed
- Unregulated parking on surrounding streets
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £165,000





A b Bright living/dining room, a fitted kitchen with garden access and two double bedrooms



Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

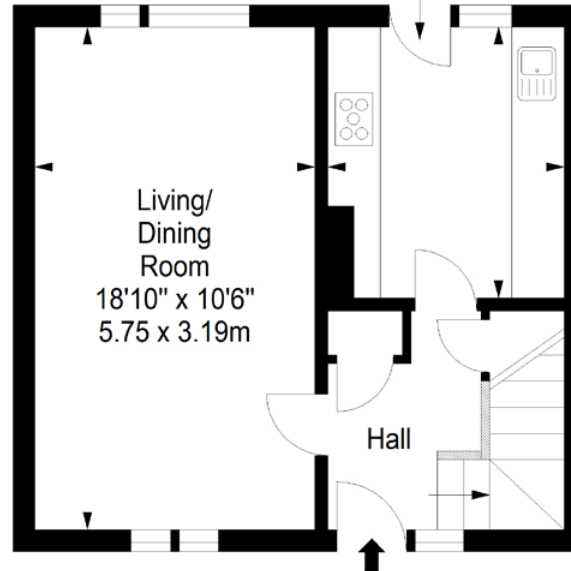
  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

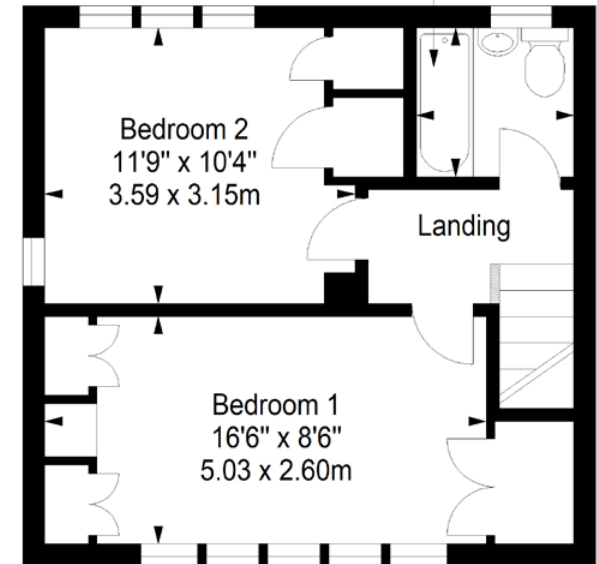
Ground Floor
Approx. 34.8 sq. metres (374.6 sq. feet)

Kitchen
10'3" x 8'11"
3.12 x 2.71m



First Floor
Approx. 35.7 sq. metres (384.3 sq. feet)

Bathroom
6'2" x 5'7"
1.89 x 1.69m



Total area: approx. 70.5 sq. metres (758.9 sq. feet)