

Peebles
Call 01721 723999

Offers Over £340,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



61 Rullion Road, Penicuik, EH26 9HZ



Designed with flexible family living in mind, this extended link-detached home offers spacious and adaptable accommodation within a sought-after residential area of Penicuik. Extending to approximately 129m² or thereby and presented in good condition throughout, the property has been thoughtfully extended to create a versatile layout, including a generous ground floor room which can be utilised as a principal bedroom, family room or home office, making it equally well suited to growing families, those working from home or multi-generational living. Three well-proportioned reception areas provide excellent space for both everyday family life and entertaining, while the integral garage and ample storage add to the property's practicality.

Externally, the property benefits from beautifully landscaped, fully enclosed rear garden grounds, creating a private space ideal for outdoor dining, entertaining and relaxation. To the front, a neatly maintained lawn is complemented by a private driveway providing off-street parking and access to the integral garage. The property is also ideally positioned for commuters, with excellent transport links providing convenient access to Edinburgh and the City Bypass, while a wide range of local amenities, schools and recreational facilities are available within Penicuik.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room with feature fire
- * Sitting room with patio doors to the rear
- * Kitchen
- * Dual aspect Breakfasting / Dining room
- * Master bedroom with patio doors to the rear
- * Cloakroom

FIRST FLOOR

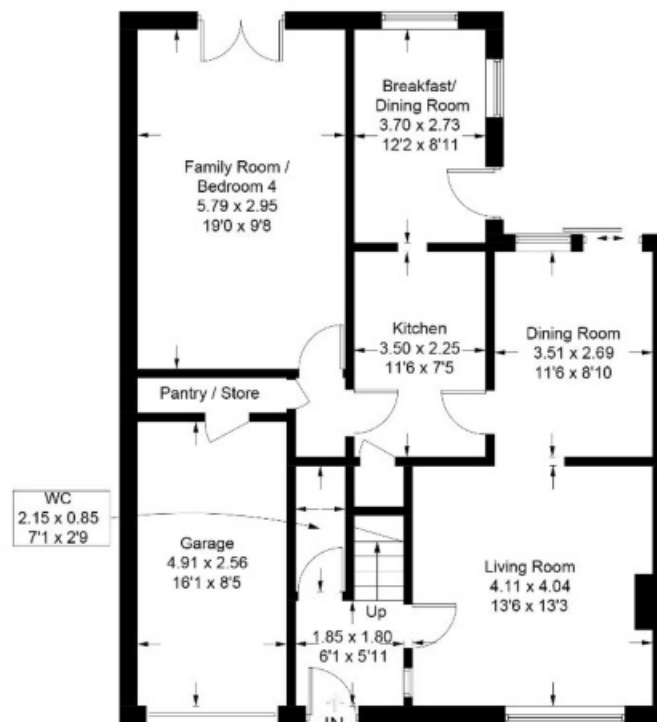
- * Upper landing
- * Two spacious double bedrooms
- * Further bedroom with fitted wardrobe

ADDITIONAL INFORMATION

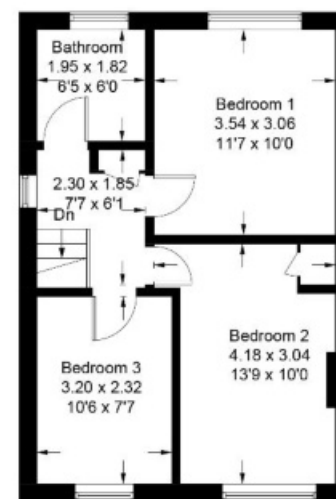
- * Gas central heating
- * Double glazing
- * Private garden grounds to the front and rear
- * Integral garage with power and light
- * Driveway providing ample parking

61 Rullion Road, Penicuik, EH26 9HZ

Approximate Gross Internal Area = 129.0 sq m / 1388 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1319246)

Situation

Penicuik lies approximately seven miles to the south of Edinburgh and provides an excellent, full range of amenities and a variety of recreation and leisure facilities. Highly regarded schooling is available in the town at both Primary and Secondary levels and Penicuik is well served by a regular public transport service operating to Edinburgh and the surrounding villages and towns.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band C

Council Tax

Midlothian Council Tax Band F.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Peebles
Call 01721 723999

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.