



20 Rullion Road, Penicuik, Midlothian, EH26 9HT



Welcome

Welcome to 20 Rullion Road — a bright and spacious three-bedroom semi-detached home, ideally positioned within a popular and highly sought-after residential area of the charming Midlothian town of Penicuik. This property enjoys proximity to local schools and amenities, making it perfectly suited for family living. The interior is presented in good clean order throughout, whilst externally there are private garden grounds to both the front and rear, as well as a garage and parking to the rear with additional on-street parking. Further benefits include double glazing and gas central heating. This bright family home, combined with its excellent location, is certain to generate significant interest. Early viewing is highly recommended.

- Superb sought-after residential location close to amenities
- Living room with front facing window, living flame gas fire and fire surround
- Dining room with rear facing window
- Superb, fitted kitchen with a range of base and wall units, induction hob, glass splash back, extractor, oven, integrated microwave, and free-standing washing machine
- Upper hallway with loft ladder access
- Double bedroom with built-in storage
- Double bedroom with full width fitted wardrobes
- Spacious third bedroom with over stair storage
- Family shower room with electric shower, wc and sink
- Gas central heating and double glazing
- Private front and rear gardens with ample space to relax and entertain
- Detached garage to the rear with light and power







Penicuik

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several 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 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

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances and washing machine. No warranty applies to any integrated appliance, free-standing appliance or any movable items included in the sale as these are deemed sold as seen. Other items may be available by negotiation.





Get in touch

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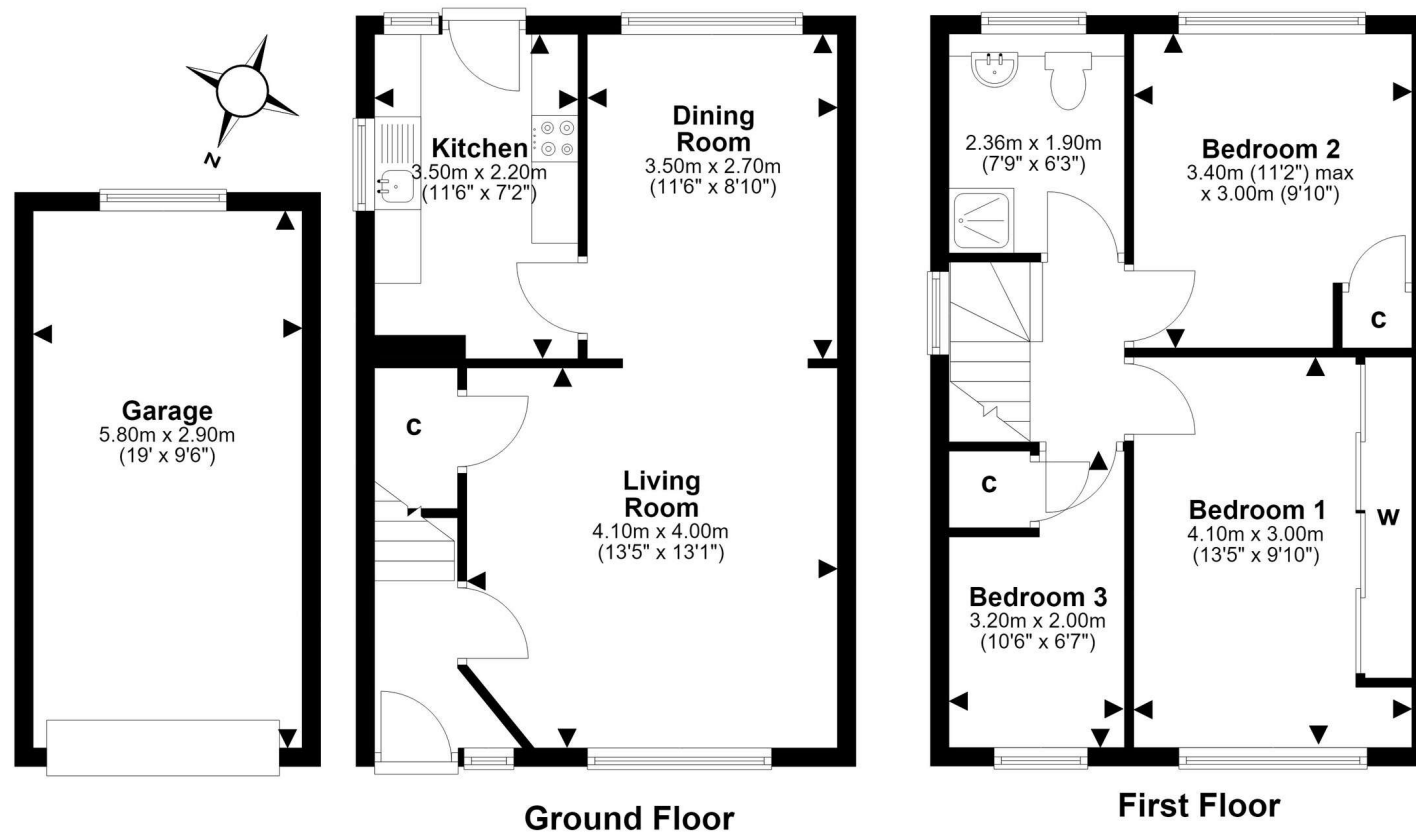
Bruntsfield Office:

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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.