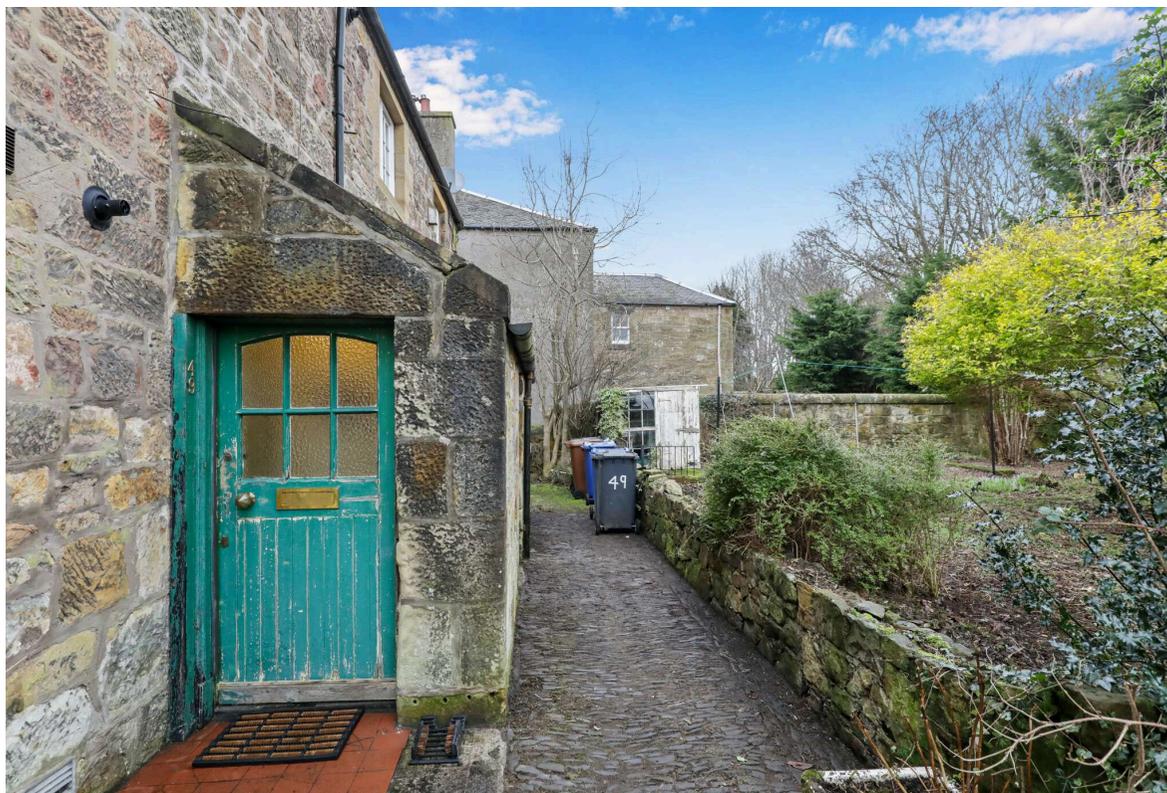




49 John Street
PENICUIK | EH26 8HL


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PENICUIK | EH26 8HL

Well-presented 'B-listed' traditional two bedroom upper flat located in Penicuik, within a very popular and convenient residential area, approximately five miles from the boundary of Edinburgh. This elegant property boasts stylish accommodation and comprises a spacious living room with fireplace, two well-proportioned bedrooms both with shutters, a fully fitted kitchen that currently comprises a fridge, freezer, gas hob, oven and fan, dining area, boiler cupboard and utility cupboard with washing machine and completing the accommodation is the bathroom with a bath and a separate shower. The property also benefits from a back garden, utility store, large attic space and external stone well shed.

- Two Bedroom Upper Flat
- Spacious living room
- Fitted Kitchen with utility cupboard
- Two well-proportioned bedrooms
- Bathroom with separate bath and shower
- Private back garden
- On street parking

Council Tax: C , Energy Rating: E

No factor associated with this property

Extras: Fixtures and fittings, oven, hob, fridge, freezer, washing machine, bed, sofa bed in bedroom 2. Please be aware all items included are sold as seen.

Wood burning stove can be negotiated at sale.

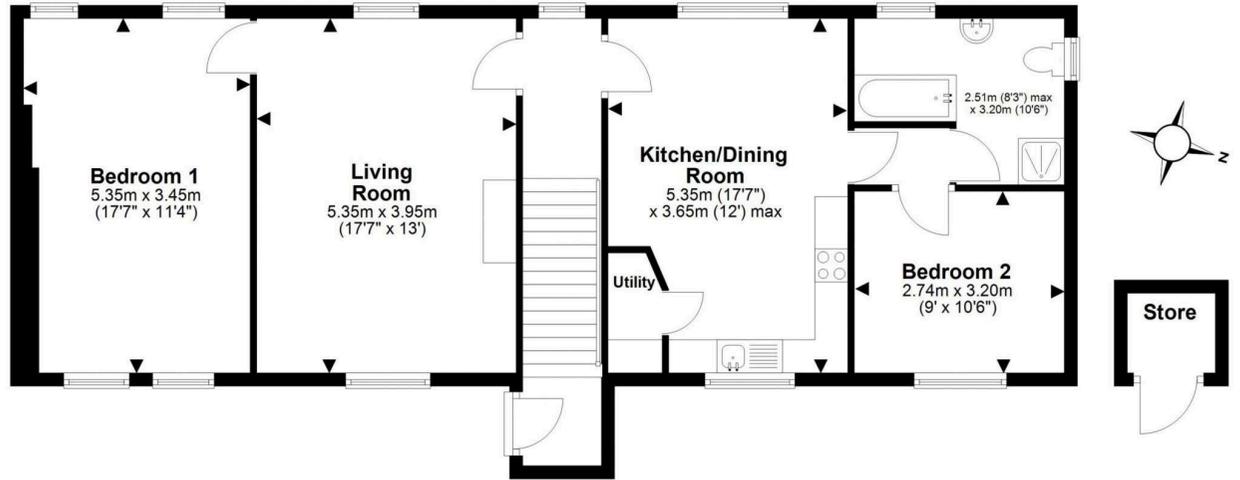
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Penicuik is a much respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of 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 is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.





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.