



30 Cranston Street, Penicuik, Midlothian, EH26 9BP

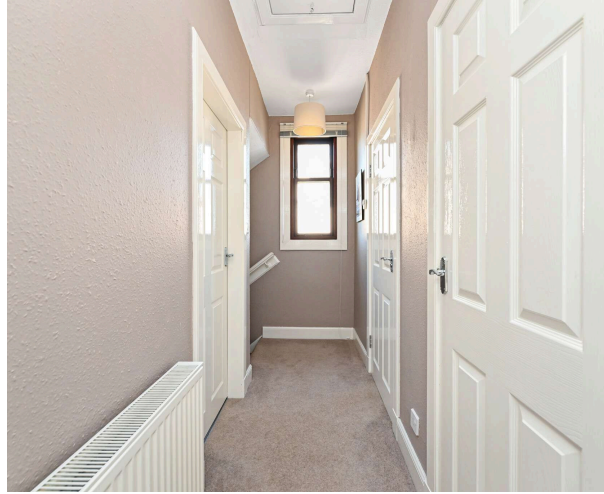


Welcome

Welcome to 30 Cranston Street, another terrific opportunity for first-time buyers, and young families. We are delighted to present to the market this spacious two-bedroom, upper villa, part of four in a block, set in a highly sought-after area in the bustling Midlothian town of Penicuik. Providing spacious family accommodation, the property has been beautifully upgraded throughout to provide accommodation in walk-in condition, benefiting from double glazing, gas central heating, new kitchen, new bathroom, and private garden grounds. It is ideally placed to take advantage of all the amenities including, shopping, and schooling that Penicuik has on offer. Viewing is by appointment only.

- Main side door entrance
- Upper hallway with storage and loft ladder access
- Spacious living room with twin front facing windows, electric fire and fire surround
- Newly fitted kitchen with a great range of base and wall units, a wine rack, and integrated appliances including, a gas hob, oven, extractor, fridge freezer, and washing machine, with a fitted vinyl roof with downlights and dimmer switch
- Main bedroom with rear facing window and walk-in store cupboard
- Bedroom two with rear facing window, built in wardrobe and storage
- Newly fitted shower room, corner shower, wc, sink, heated towel radiator, wet wall panelling, vinyl roof and downlights
- Double glazing and gas central heating
- New internal doors, surrounds, fresh décor and floor coverings
- Private garden grounds to the side and rear, with communal drying green





Penicuik

Penicuik, located in Midlothian, Scotland, is a highly desirable town set at the picturesque foot of the Pentland Hills. Renowned for its stunning natural landscapes and thriving community, Penicuik offers an exceptional quality of life. Residents benefit from a wealth of local amenities, reputable schools, and expansive green spaces, making it the ideal location for families and professionals alike. The town boasts convenient transport links to Edinburgh, ensuring easy access to the capital while maintaining a tranquil, semi-rural setting. Penicuik is perfect for those seeking outdoor pursuits, with abundant walking trails and leisure opportunities. This outstanding blend of lifestyle, connectivity, and environment positions Penicuik as a premier choice for discerning buyers.

Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any movable items, integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen.



Get in touch

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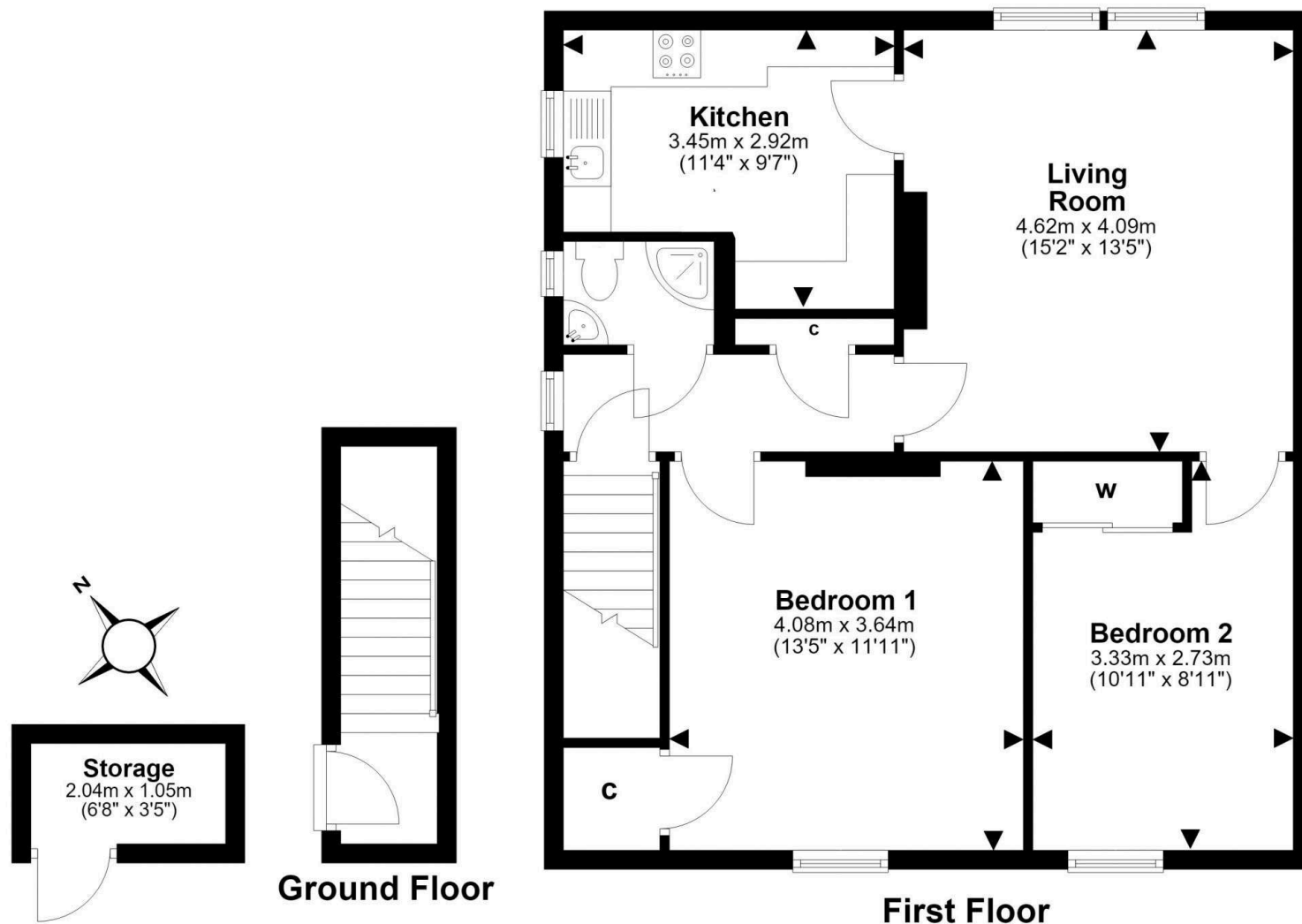
Bruntsfield Office:

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.