

KILGOUR

PROPERTY



7 Rullion Green Avenue, Penicuik, EH6 0RT





- Living/Dining Room
- Kitchen
- 3 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Large Driveway
- Garage
- Private Gardens
- Council Tax – Band E
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

This attractive three-bedroom linked detached house offers spacious and flexible accommodation, ideal for families and professionals alike. The home features bright and well-proportioned living spaces with a lounge/dining area, kitchen, and three comfortable bedrooms and a modern bathroom while externally there is private outdoor space perfect for relaxing or entertaining.

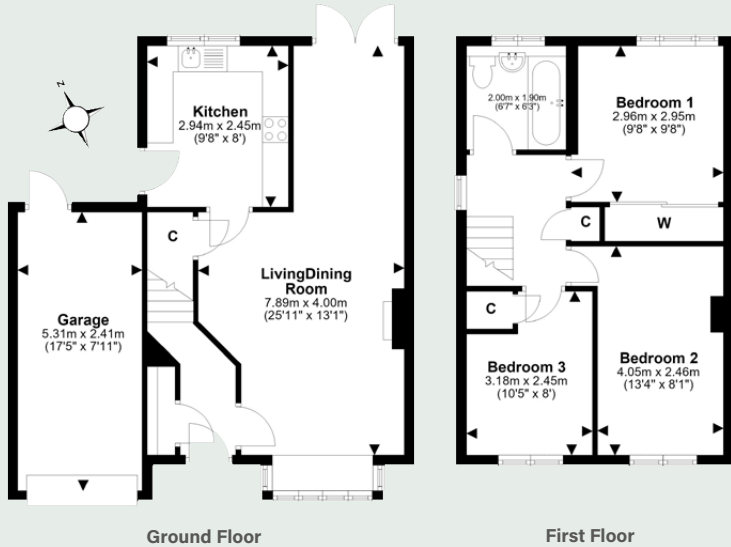
The property benefits from a private driveway and integral garage

Combining practicality with a desirable layout, this superb home presents an excellent opportunity for buyers seeking a well-maintained property in a sought-after residential setting.

Location

Situated just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with all the advantages of city living. The bustling town centre is home to a selection of high street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets, plus more extensive shopping facilities at nearby Straiton Retail Park. Residents of Penicuik are spoilt for choice when it comes to sport and fitness activities, including a state of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside – from invigorating hiking, mountain biking, and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk. Penicuik is served by several primary schools and two high schools. Due to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport, and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services



1 3 1 C 
ABC
EPC BANDE 
COUNCIL TAX BAND

Living/Dining Room	25'11 x 13'1	7.89m x 4.00m
Kitchen	9'8 x 8'0	2.94m x 2.45m
Bedroom 1	9'8 x 9'8	2.96m x 2.95m
Bedroom 2	13'4 x 8.1	4.05m x 2.46m
Bedroom 3	10'5 x 8.0	3.18m x 2.45m
Bathroom	6'7 x 6'3	2.00m x 1.90m
Garage	17'5 x 7'11	5.31m x 2.41m







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