




McEwan Fraser Legal
Solicitors & Estate Agents
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6B Kirkhill Road
PENICUIK, MIDLOTHIAN, EH26 8HX



For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the south-west of the city, nine or ten miles from Edinburgh's city centre, close to the Pentland Hills. It is an attractive little town completely surrounded by open countryside, which extends from here right into the borders. In terms of travelling time, Princes Street to Penicuik is generally a twenty-five to thirty-minute drive, except at the busiest of times. Being a self-contained, independent township, Penicuik is well served with every possible shopping facility, service and amenity. Much of the town centre is pedestrianised, making shopping both pleasant and entirely safe. Apart from the extensive variety of small shopping facilities, there is a branch of Lidl and a Tesco Superstore. Slightly further afield, a ten-minute drive takes you to Straiton Retail Park where you will find a selection of shops including Asda, IKEA, Costco, Sainsbury's and Marks & Spencers.

The town centre provides a wide choice of building societies, banking, Post Office services and a health centre, which provides very comprehensive services, including those of a dentist.

Throughout Penicuik, there are a number of Primary and Secondary schools of both denominations. Just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with a library and swimming pool.

We are delighted to present to the market this fantastic three bedroom double upper flat in the heart of Penicuik, situated a short stroll from the town centre. Occupying a preferred first and second-floor position in a highly sought after street in Penicuik is this delightful three bedroom flat presented to the market in walk-in condition.

Some period features remain throughout including original floors which will no doubt appeal to any discerning buyer. The flat has been designed to maximise the natural available light to create a modern ambience. As one would expect, room dimensions are very generous and the accommodation has been arranged to offer both flexibility and individuality. The property internally comprises of a welcoming porch, hallway, an impressive lounge with fine detailing, including a fantastic gas fireplace. The newly installed shaker style kitchen is wonderful for preparing and organising, the room is bright and well equipped with floor and wall mounted units providing plenty of worktop space. A full range of integrated appliances is included which is sure to appeal to an aspiring chef. Two double bedrooms provide great light whilst offering flexibility on this level as one of the rooms is currently being used as a formal dining room. Upstairs, the property boasts a final double bedroom with original floors and ample space for free-standing furniture arrangements. A bright, well-proportioned bathroom completes the rooms with a white suite and electric shower over the bath. The property further benefits from storage space in the eaves and the newly installed boiler provides gas central heating to ensure a warm yet cost-effective living environment all year round. Externally there's a storage cellar, well kept communal garden and on-street parking.

Early viewing is advisable as this property is expected to be popular with a variety of buyers.

6B KIRKHILL ROAD PENICUIK, MIDLOTHIAN, EH26 8HX

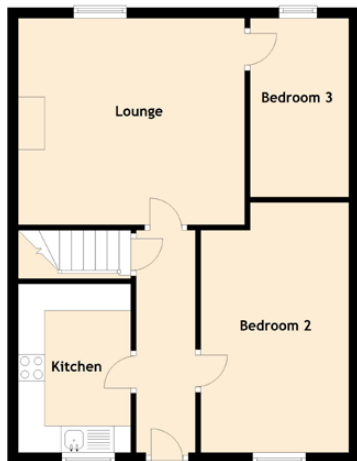


PROPERTY SPECIFICATIONS

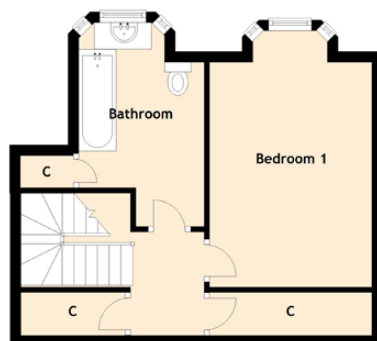
FLOOR PLAN

LOCATION

Ground Floor



First Floor



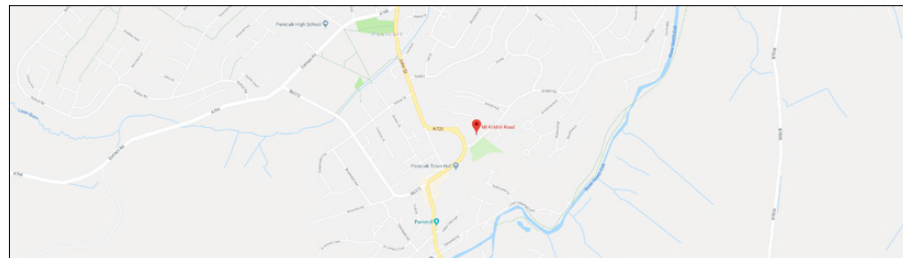
Approximate Dimensions
(Taken from the widest point)

Kitchen	3.17m (10'5") x 2.12m (6'11")
Lounge	4.47m (14'8") x 3.34m (10'11")
Bedroom 1	4.72m (15'6") x 3.06m (10')
Bedroom 2	4.69m (15'5") x 2.79m (9'2")
Bedroom 3	3.36m (11') x 2.29m (7'6")
Bathroom	3.09m (10'2") x 2.36m (7'9")

Gross internal floor area (m²) : 84m²

EPC Rating : E

Extras (Included in the sale) : All fixtures, fittings, floor coverings, white goods and appliances. Lampshades are not included in the sale.



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Text and description
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Photographer



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