



Well proportioned detached villa

Making for an ideally sized family home

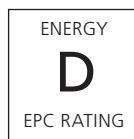
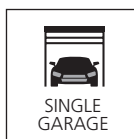


11 Rullion Green Grove

Penicuik, Midlothian, EH26 0RX



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Thriving township lying to the Southwest of the city

Penicuik

Midlothian

For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the Southwest 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, Sainsburys

and Marks & Spencers.

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

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

For those whose jobs require them to travel throughout Scotland, Penicuik is an excellent position. Only ten minutes away lies the Edinburgh City bypass, which gives access to all main routes, whilst Penicuik itself is on the main road to Peebles and all points south, and just off the road directly to Carlisle, which also gives easy access to Clyde Valley and the City of Glasgow.



11 Rullion GreenGrove

Accommodation is in excellent decorative order
Penicuik, Midlothian

An excellent opportunity has arisen to acquire this well proportioned five bedroom detached villa, making for an ideally sized family home and situated within the Penicuik area of Midlothian. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising;

Ground Floor: entrance hallway including an under-stair storage cupboard, a bright and spacious lounge with a feature gas fire including surround, a fully fitted, partially tiled kitchen/diner, benefiting from an integrated dishwasher, extractor hood and an under-stair storage cupboard, a dining room with convenient access to the rear garden through double patio doors and a two piece, partially tiled WC.

First Floor: landing including a shelved linen cupboard, a spacious master bedroom with a three piece, partially tiled en-suite shower-room benefiting from a walk-in shower cubicle and a chrome heated

towel rail, two further double bedrooms, one of which has a double built-in wardrobe and a Velux window, two single bedrooms, one of which has a fitted single bed and a four piece, partially tiled family bathroom, installed approx. 2012.

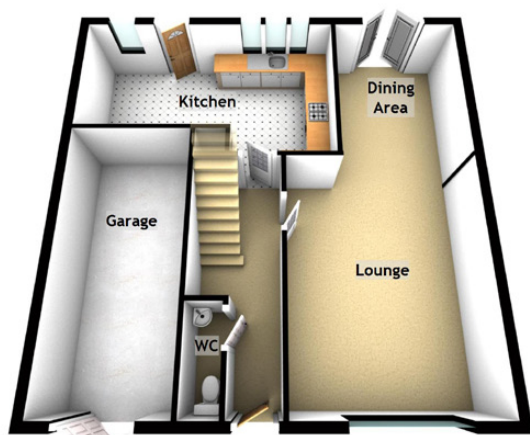
Attic: fully floored with full access to the eaves, accessed via the landing, providing more than adequate additional storage space and benefiting from three Velux windows.

This property also benefits from; gas central heating, full double glazing, real wood flooring throughout the ground floor with the exception of the WC, an integral single garage and a detached single garage as well as a double monoblocked driveway to accommodate for off-street parking for up to 5 cars, on-street parking to accommodate for visitors and private garden grounds to the front, side and rear of the property, including a split level garden to the rear with a water feature, decked area and a summer house with power.

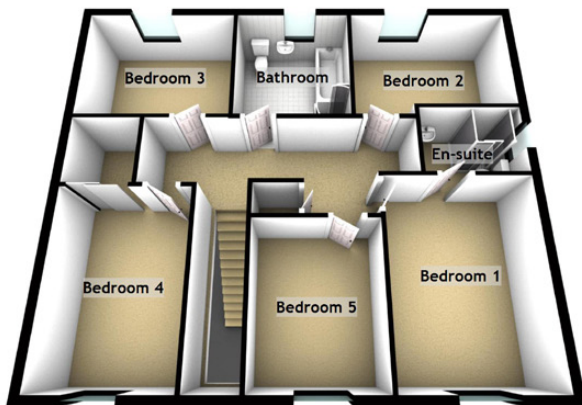


Specifications

Ground Floor



First Floor



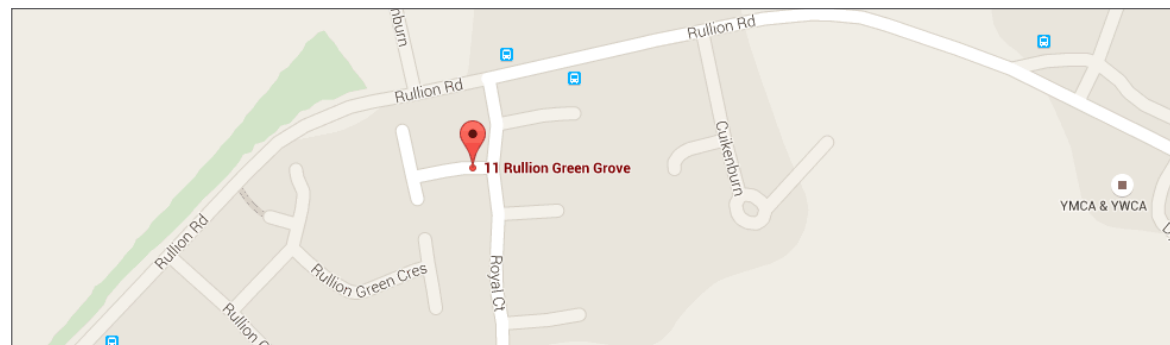
Approximate Dimensions
(Taken from the widest point)

Kitchen	5.47m (17'11") x 3.55m (11'8")
Lounge	4.95m (16'3") x 3.82m (12'6")
Dining Area	3.22m (10'7") x 2.67m (8'9")
Bedroom 1	4.30m (14'1") x 3.15m (10'4")
En-suite	2.34m (7'8") x 1.56m (5'1")
Bedroom 2	3.66m (12') x 2.47m (8'1")
Bedroom 3	2.77m (9'1") x 2.73m (8'11")
Bedroom 4	4.05m (13'3") x 2.78m (9'1")
Bedroom 5	3.36m (11') x 2.66m (8'9")
Bathroom	2.75m (9') x 2.16m (7'1")
Garage	5.79m (19') x 2.55m (8'4")

Gross internal floor area (m²) - 127

Extras
(Included in the sale)

Five gas hob/double oven range cooker, garden shed and all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





McEwan Fraser Legal
Solicitors & Estate Agents

Claremont House, 130 East Claremont Street
Edinburgh, EH7 4LB
Telephone: 0131 524 9797
Fax: 0131 556 5129
Email: info@mcewanfraserlegal.co.uk
www.mcewanfraserlegal.co.uk



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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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Surveyor



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MARK BRYCE
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CATHERINE ANDERSON
Designer