



McEwan Fraser Legal

Solicitors & Estate Agents

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6A West Street

PENICUIK / MIDLOTHIAN / EH26 9DL

PENICUIK/MIDLOTHIAN

For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the southwest of the City, perhaps 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 and 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 and Sainsburys. The town centre provides a wide choice of building society, banking and post office services. In this same area is the 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.



6A WEST STREET

KITCHEN & LOUNGE



McEwan Fraser Legal is delighted to present to the market this beautifully presented three bedroom, upper flat, presented to the market in walk-in-condition. The size and internal condition makes this a highly desirable property for any purchaser. The flat has been designed to maximise the natural available light to create a modern ambience, and has been decorated throughout with a contemporary

neutral theme. As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and individuality. The Traditional stone built property is located within walking distance of the town centre and local amenities. The apartment is entered via a welcoming hall and provides access to all rooms. The lounge is flooded with natural light thanks to

a window looking out the front of the building and provides plenty of space for furniture configurations.

The kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space and benefits from Integrated appliances with window looking to the communal rear garden.

The generous sized master bedroom allows plenty of space for free-standing units as well as storage sliding wardrobes, while bedroom two is of similar size and again benefits from a built in storage cupboard. Bedroom three is again a good size and could be used as a bedroom, study or dining room.

In addition there is a good sized, fully tiled, modern three piece bathroom with shower over bath. The property also benefits from having a large floored/ lined attic which can be accessed from the hall. This property also benefits from gas central heating, full double glazing, more than adequate free on-street

parking to accommodate for residents and visitors to the front of the property.

The property also provides a large communal garden space to the rear of the building which is been landscaped.

BEDROOMS & BATHROOM

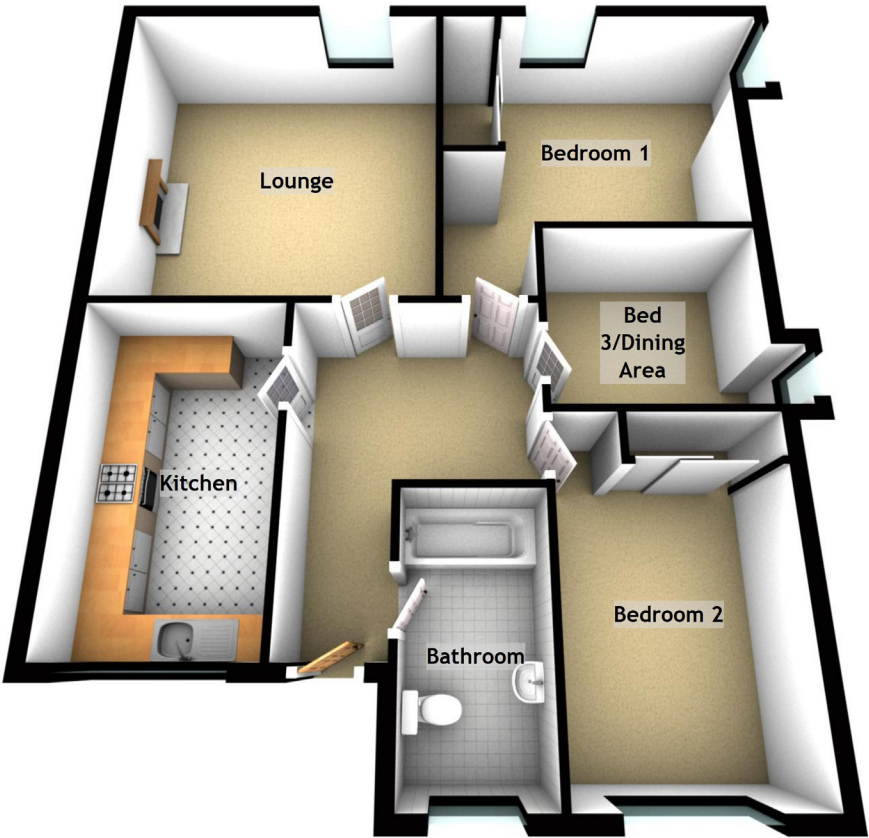


ATTIC SPACE

“...THE GENEROUS SIZED MASTER BEDROOM
ALLOWS PLENTY OF SPACE FOR **FREE-
STANDING UNITS AS WELL AS STORAGE
SLIDING WARDROBES...**”



SPECIFICATIONS



APPROXIMATE DIMENSIONS
(Taken from the widest point)

Kitchen	4.15m (13'7") x 1.90m (6'3")
Lounge	4.40m (14'5") x 3.90m (12'10")
Bedroom 1	3.90m (12'10") x 3.35m (11')
Bedroom 2	4.15m (13'7") x 2.75m (9')
Bed 3/Dining Area	2.77m (9'1") x 2.35m (7'9")
Bathroom	3.25m (10'8") x 1.80m (5'11")

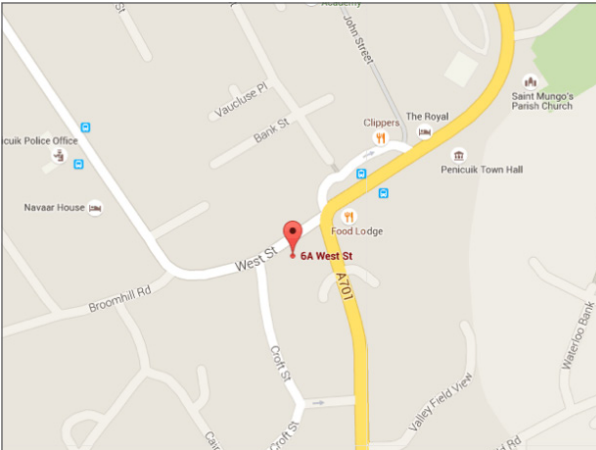
GROSS INTERNAL FLOOR AREA (M²)

73 m2

EPC RATING - D

EXTRAS

All fitted carpets and floor coverings, curtains/blinds, integrated appliances and garden shed. Other items may also be available through separate negotiation.






Solicitors & Estate Agents

Part
Exchange
Available



Text and description
SCOTT CAMERON
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
EAMONN MULLANE
Designer

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