




Solicitors & Estate Agents
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PENICUIK, MIDLOTHIAN, EH26 8JN

PENICUIK, MIDLOTHIAN



Penicuik Centre | Town Centre

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



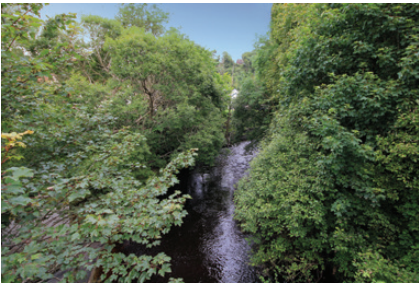
of both denominations. Just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with a Library and swimming pool.

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.

Part Exchange available. Viewing is highly recommended of this immaculate, recently upgraded terraced villa situated in this popular residential area. Internally the accommodation is in excellent decorative order and briefly comprises, hall, lounge with patio doors to conservatory, new fully fitted kitchen with gas hob/oven/hood, two double bedrooms with built-in wardrobes, a single bedroom and a bathroom with new, three piece suite and shower. Externally there are garden grounds to front and rear. The property also benefits from gas central heating and double glazing.



Bird Sanctury Park | Penicuik House and Grounds

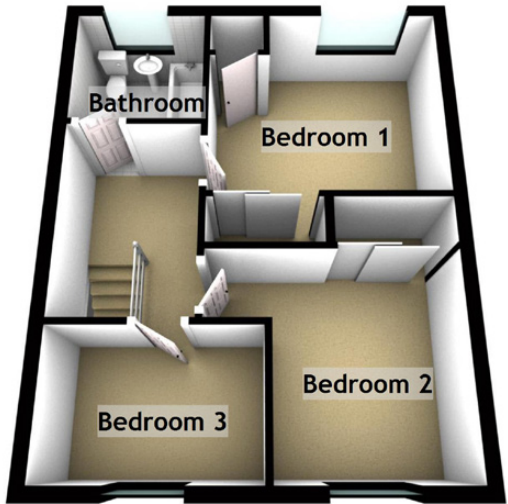
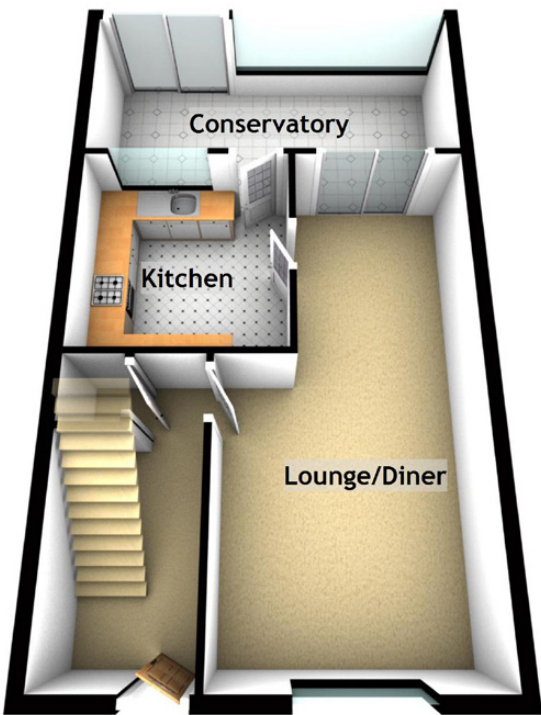






BEDROOMS AND BATHROOMS

SPECIFICATIONS



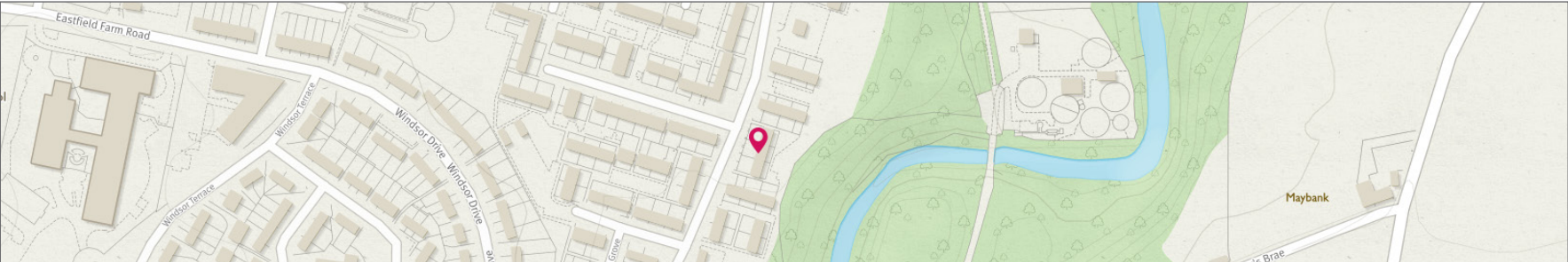
Approximate Dimensions (Taken from the widest point)	
Lounge/Diner	6.65m (21'10") x 3.51m (11'6")
Kitchen	3.00m (9'10") x 2.97m (9'9")
Conservatory	5.14m (16'10") x 2.44m (8')
Bedroom 1	3.46m (11'4") x 2.98m (9'9")
Bedroom 2	3.01m (9'11") x 2.55m (8'4")
Bedroom 3	2.89m (9'6") x 2.06m (6'9")
Bathroom	1.96m (6'5") x 1.82m (6')

Gross internal floor area (m²) - 84m²

EPC Rating - C

Extras
(Included in the sale)

New fitted carpets and floor coverings.





McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
SEAN NICOL
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
BRYONY STEWART
Designer

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