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10 Rullion Green Grove

PENICUIK, MIDLOTHIAN, EH26 0RX



Penicuik, Midlothian

PENICUIK TOWN CENTRE, PENICUIK HOUSE, PENICUIK CENTRE AND LOCAL RIVER



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.



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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/diner with a feature gas fire including surround, bay window and access to the rear garden through double patio doors. A fully fitted, partially tiled kitchen benefits from an integrated four gas hob, extractor hood, oven/grill and an under-unit lighting 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 mirrored medicine cabinet. There are four further

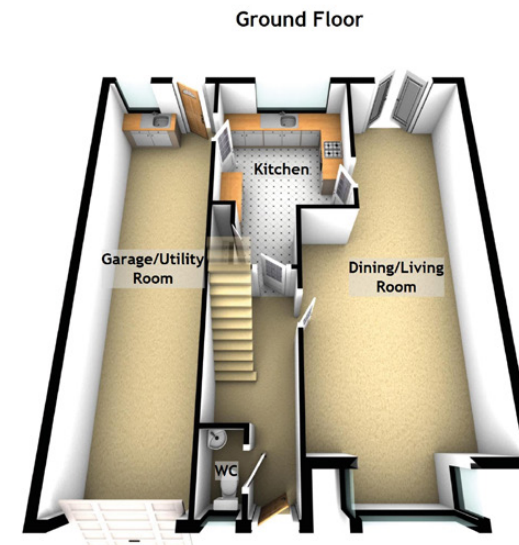
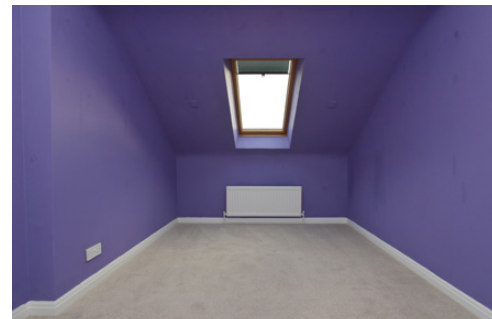
double bedrooms, one of which has two double built-in wardrobes and a Velux window, and a four piece, partially tiled family bathroom benefiting from a stand-alone bath, separate shower cubicle, chrome heated towel rail and solid wood flooring.

Attic: partially floored with full access to the eaves, accessed via Ramsay ladder in the landing, providing more than adequate additional storage space.

This property also benefits from; solid wood flooring throughout the lounge/diner, entrance hallway and WC, gas central heating, full double glazing, an integral single garage, accommodating up to two cars as well as a double mono-blocked driveway to accommodate for off-street parking for up to two cars, on-street parking to accommodate for visitors and private garden grounds to the front, side and rear of the property, including a decked area to the rear.



Bedrooms & Bathroom



Approximate Dimensions
(Taken from the widest point)

Kitchen	4.77m (15'8") x 3.06m (10')
Dining/Living Room	8.46m (27'9") x 3.83m (12'7")
Garage/Utility Room	9.45m (31') x 2.54m (8'4")
Bedroom 1	4.34m (14'3") x 3.15m (10'4")
En-suite	2.72m (8'11") x 1.51m (4'11")
Bedroom 2	3.67m (12') x 2.71m (8'11")
Bedroom 3	3.42m (11'3") x 2.66m (8'9")
Bedroom 4	2.76m (9'1") x 2.71m (8'11")
Bedroom 5	4.73m (15'6") x 2.78m (9'1")
Bathroom	2.71m (8'11") x 2.16m (7'1")
WC	1.20m (3'11") x 0.80m (2'7")

Gross internal floor area (m²) - 122m²

EPC Rating - D

Extras

(Included in the sale)

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

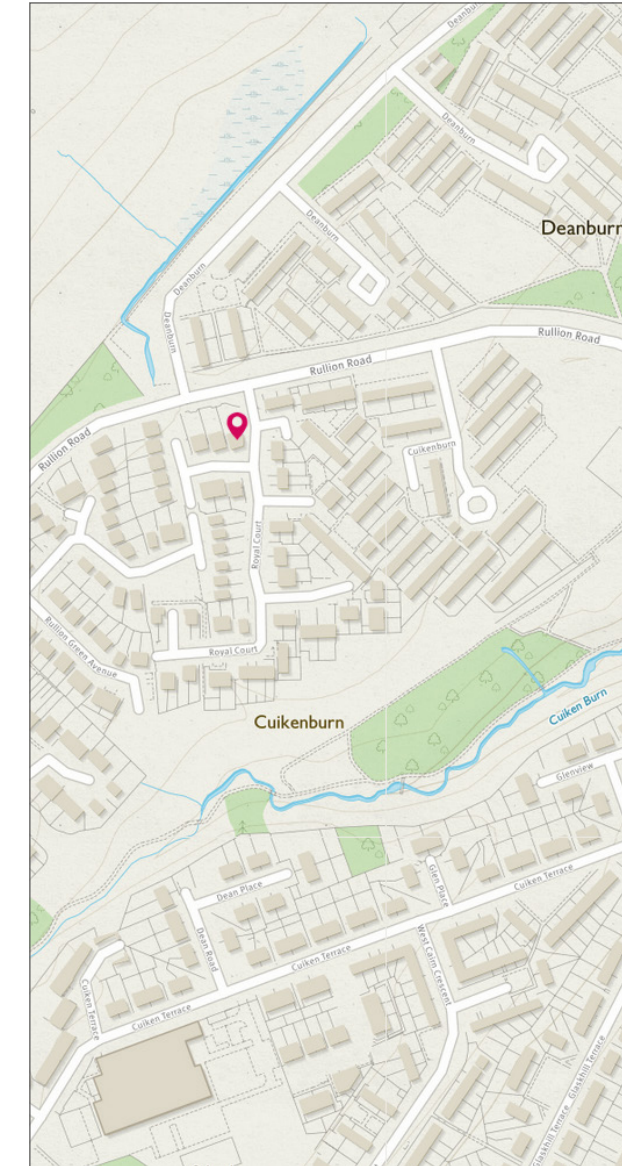


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