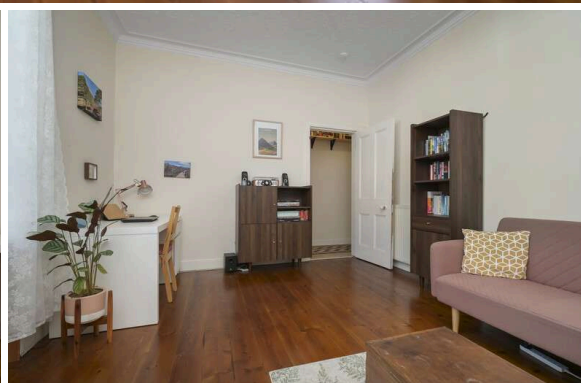
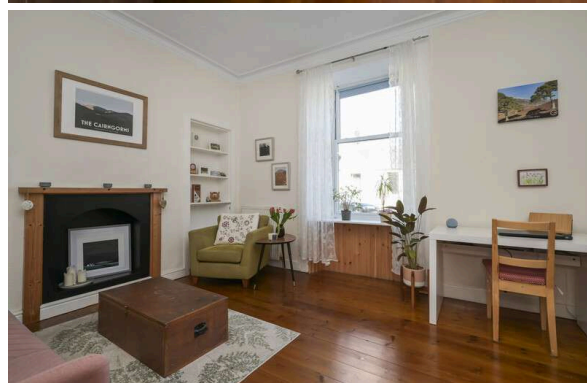




21 Peebles Road  
PENICUIK | EH26 8LX

  
**warners**  
solicitors & estate agents





## 21 Peebles Road PENICUIK | EH26 8LX

Seldom available, bright and spacious, main door ground floor flat in an excellent location close to Penicuik town centre. The property is presented in good order throughout and will make an excellent starter home or investment buy. The property benefits from gas central heating, double glazing, unrestricted on street parking and comprises; entrance vestibule, welcoming hallway with walk in storage with electrics, spacious lounge with double glazed sash and case bay style window, decorative fire surround and Edinburgh press style shelving, fitted kitchen with gas hob and space for appliances, gas hob, oven and extractor hood and door to rear gardens, double bedroom quietly situated to the rear with fitted mirrored wardrobes and modern family bathroom with three-piece suite with mains mixer shower over bath. Externally, there is a small deck area directly to the rear, and further private garden grounds to both the front and rear of the property. Viewing is essential to fully appreciate the standard of accommodation on offer.

- Bright and spacious main door flat
- Entrance vestibule
- Hallway with large walk in storage with electrics
- Spacious lounge with fireplace and Edinburgh press
- Fitted kitchen with integrated gas hob, electric oven and hood and door to rear gardens
- Double bedroom with fitted wardrobes
- Modern bathroom with mains mixer shower over bath
- Gas central heating and double glazing
- Private gardens to front and rear
- Unrestricted on street parking

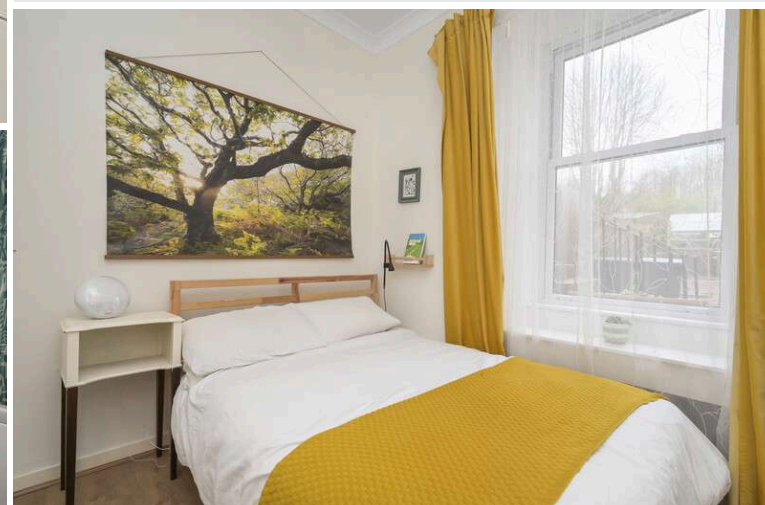
EPC Rating C.

Extras include all curtains, blinds and kitchen appliances.

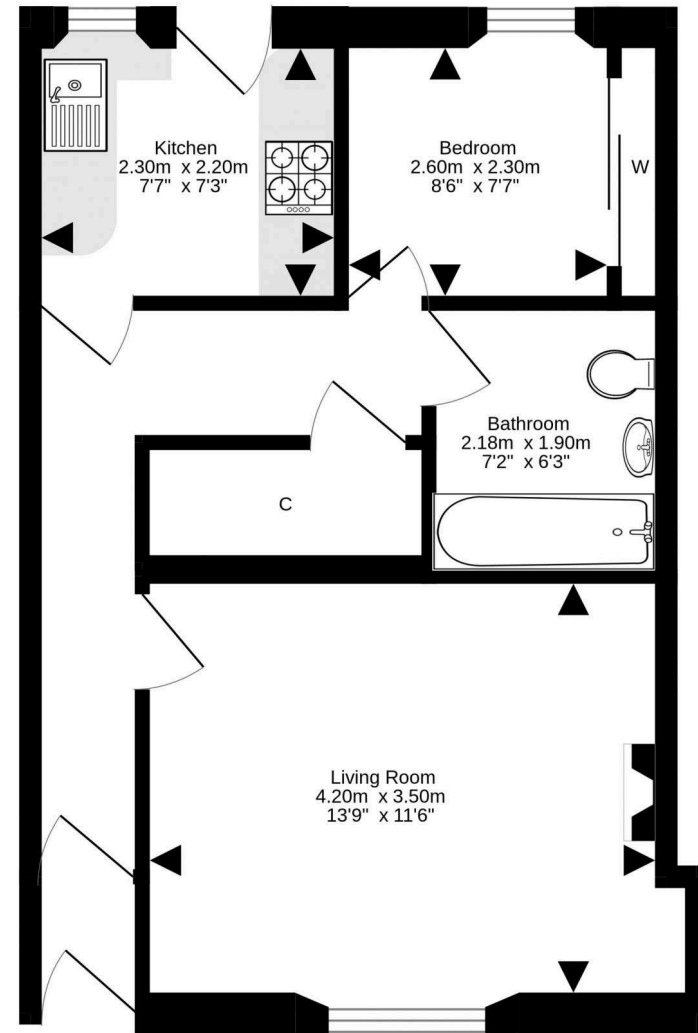
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Penicuik is a much respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is ski-ing at Hillend. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
Made with Metropix ©2024



22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc