



4/5 bedroom detached stone-built house with immaculate features and a large garden



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Welcome to John Street, Penicuik, where elegance and modernity blend seamlessly in this stunning 4/5 bedroom detached stone-built house.

THE LIVING ROOM



Stepping into the hallway, you're greeted by the timeless charm of hardwood flooring leading you through into the spacious living room and arched entrance into the dining area.

THE DINING AREA



THE OFFICE/BED 5

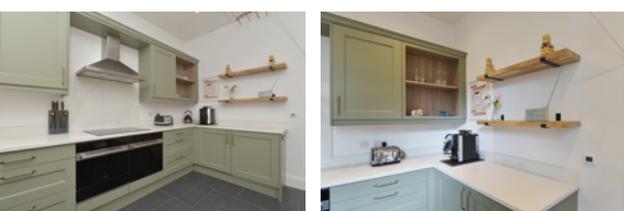


Across the hall, discover the fifth bedroom, currently transformed into a sophisticated office space adorned with a period fireplace, offering versatility to suit your lifestyle needs.



Continuing down the hall, the modern kitchen awaits, boasting sleek design elements including an electric hob, double integrated ovens, a Belfast sink, and ample worktop space, complemented by a large window framing picturesque views of the rear garden. Adjacent lies a convenient utility room, providing seamless access to outdoor entertainment areas.

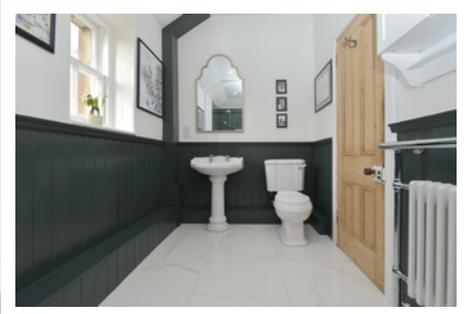
THE KITCHEN





Ascending the stairs, find four generously sized double bedrooms, each exuding character with high ceilings and meticulous maintenance. The Principal bedroom indulges with a spacious walk-in wardrobe, offering abundant storage solutions. Completing the upper level, the family bathroom presents a luxurious retreat with both a walk-in shower and a bath, catering to your every relaxation desire.

THE BATHROOM



THE BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4

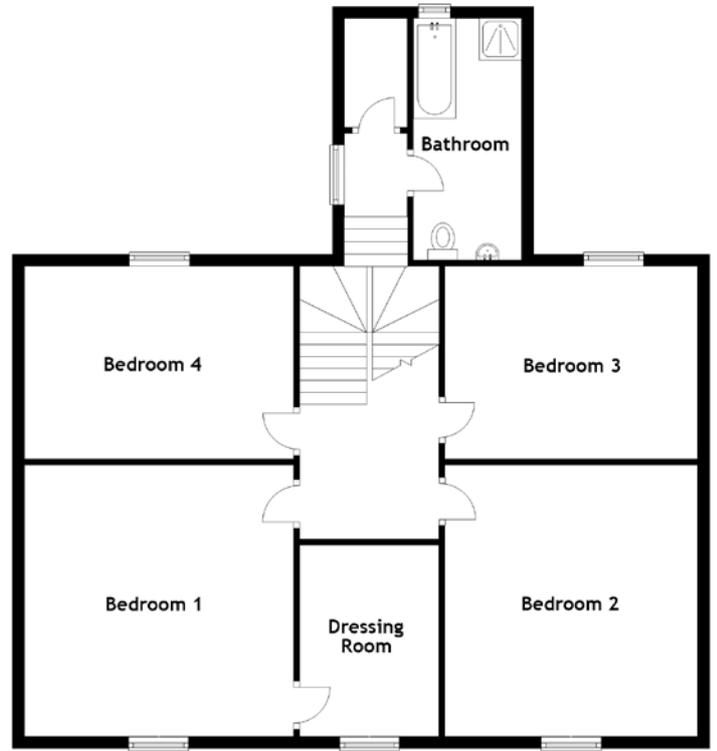
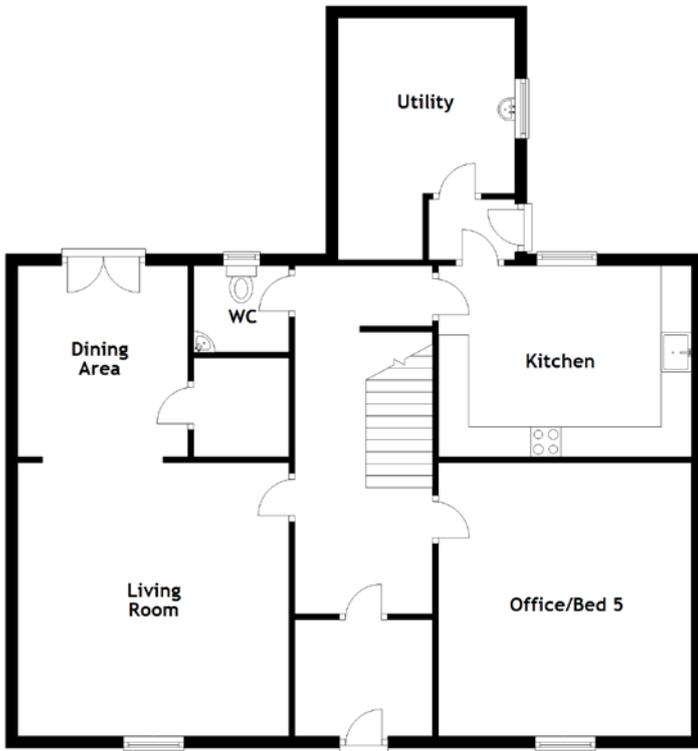


Outside, a sprawling walled garden invites alfresco gatherings and tranquil moments of reprieve. This exceptional residence on John Street encapsulates the essence of modern living within a historic setting, presenting an unparalleled opportunity to call it home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

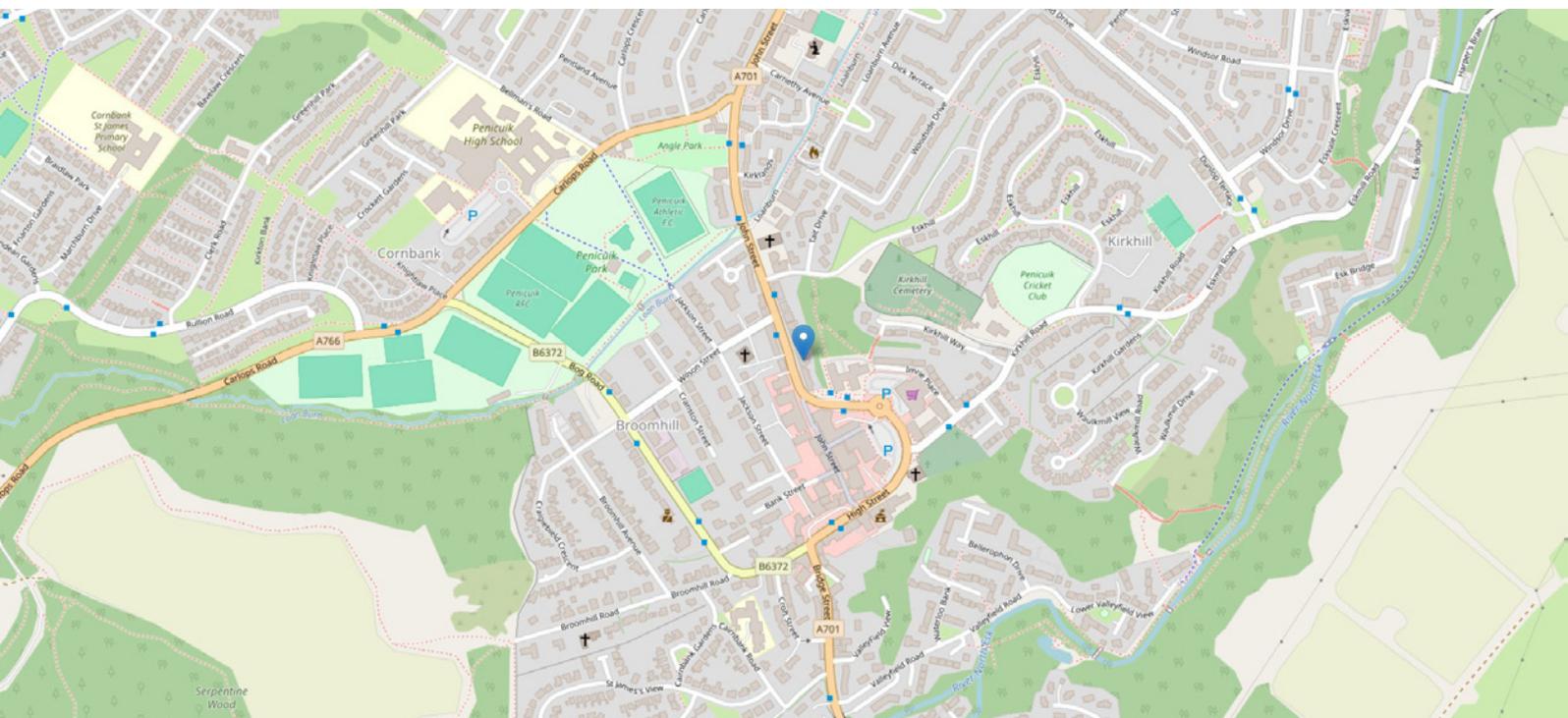


Approximate Dimensions
(Taken from the widest point)

Living Room	4.58m (15') x 4.51m (14'10")
Dining Area	3.20m (10'6") x 2.83m (9'3")
Office/Bed 5	4.58m (15') x 4.20m (13'9")
Kitchen	4.20m (13'9") x 3.20m (10'6")
Utility	4.05m (13'3") x 2.95m (9'8")
WC	1.58m (5'2") x 1.45m (4'9")

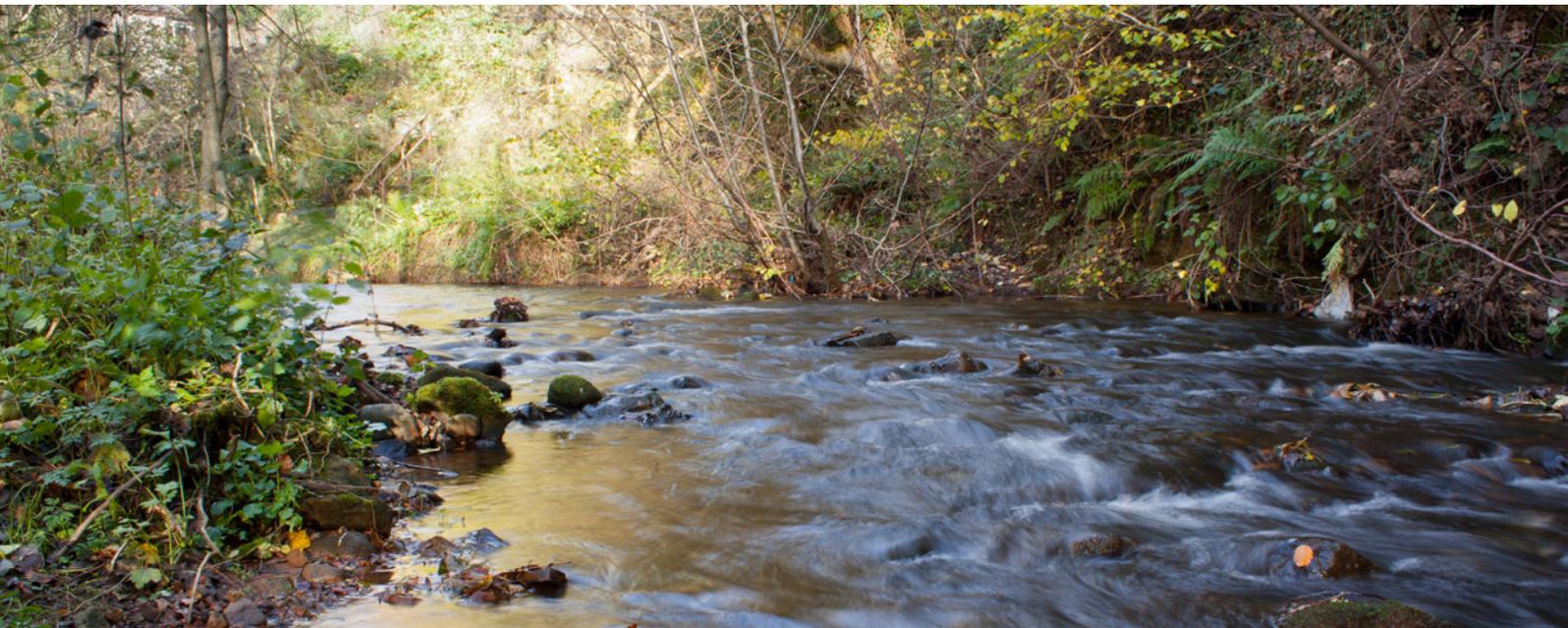
Bedroom 1	4.55m (14'11") x 4.48m (14'8")
Dressing Room	3.21m (10'6") x 2.35m (7'9")
Bedroom 2	4.55m (14'11") x 4.20m (13'9")
Bedroom 3	4.20m (13'9") x 3.23m (10'7")
Bedroom 4	4.48m (14'8") x 3.23m (10'7")
Bathroom	4.05m (13'3") x 1.80m (5'11")

Gross internal floor area (m²): 204m²
EPC Rating: D



THE LOCATION

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, Sainsbury and Marks & Spencer.

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.



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