

8 Rullion Green Grove

PENICUIK, EDINBURGH, EH26 0RX



Spacious Five Bed Detached Family Home In The Sought After Midlothian Town Of Penicuik



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McEwan Fraser Legal is delighted to present this five-bedroom detached family home which has been well cared for and modernised by the current owners. Situated on a desirable corner plot with a large front and rear garden with excellent off-street parking for multiple vehicles.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area and separate dining room with the second family room offering a flexible living space. The main living room is generously proportioned and boasts a log-burning stove creating a real focal point in the room whilst also being an efficient source of heat in the home. The dining room provides an excellent space for more formal dining whilst also giving access to the private rear garden.
- Fully equipped kitchen dining space with modern appliances from a ceramic hob, double oven, washing machine, dishwasher and freestanding fridge freezer as well as more than adequate space for a small informal dining table.

THE DINING ROOM

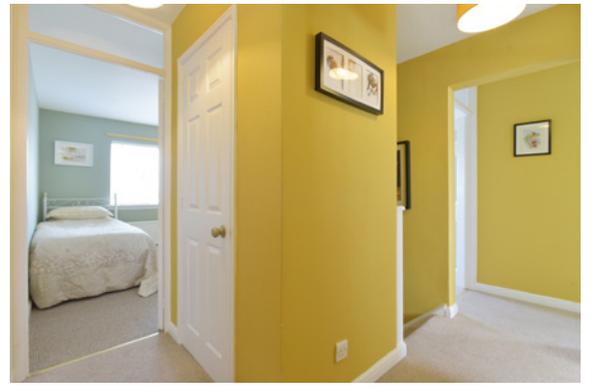
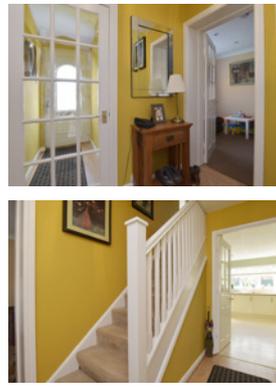


THE FAMILY ROOM



THE KITCHEN





- There are two generously proportioned bathrooms, an en-suite bathroom with a shower fitted over the bath and a four-piece family bathroom which is modern and offers excellent proportions, there is also a WC/Cloak cupboard on the ground floor.
- The house benefits from Five bedrooms of which the master bedroom boasts a modern en suite bathroom. The bedrooms range in size however, all are good sizes with excellent space for freestanding storage options.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOMS 4 & 5

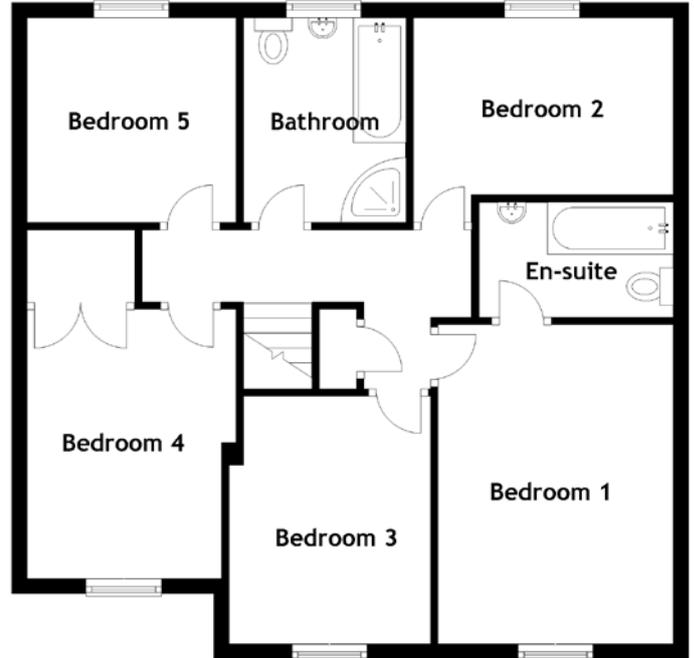
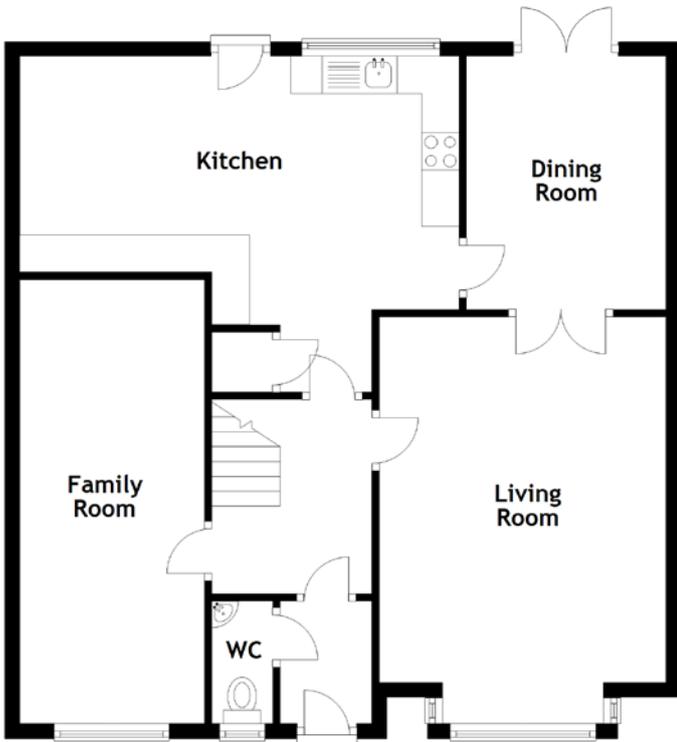


In addition, the property benefits from gas central heating, and double glazed windows making for a warm and cost-effective home, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

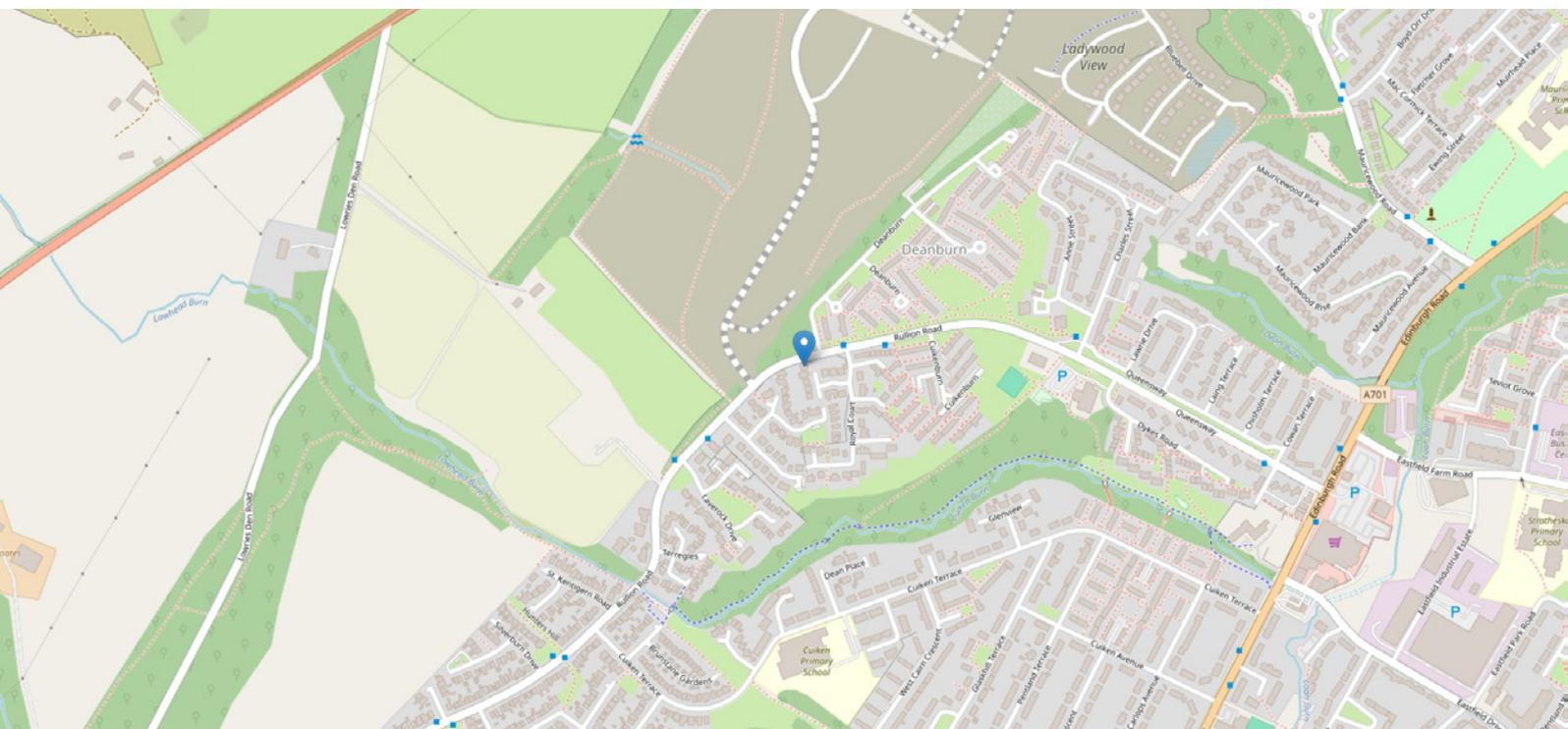


Approximate Dimensions
(Taken from the widest point)

Living Room	5.47m (17'11") x 3.82m (12'6")
Dining Room	3.40m (11'2") x 2.66m (8'9")
Family Room	5.97m (19'7") x 2.46m (8'1")
Kitchen	5.86m (19'3") x 3.40m (11'2")
WC	1.64m (5'5") x 0.81m (2'8")
Bathroom	2.75m (9') x 2.17m (7'1")

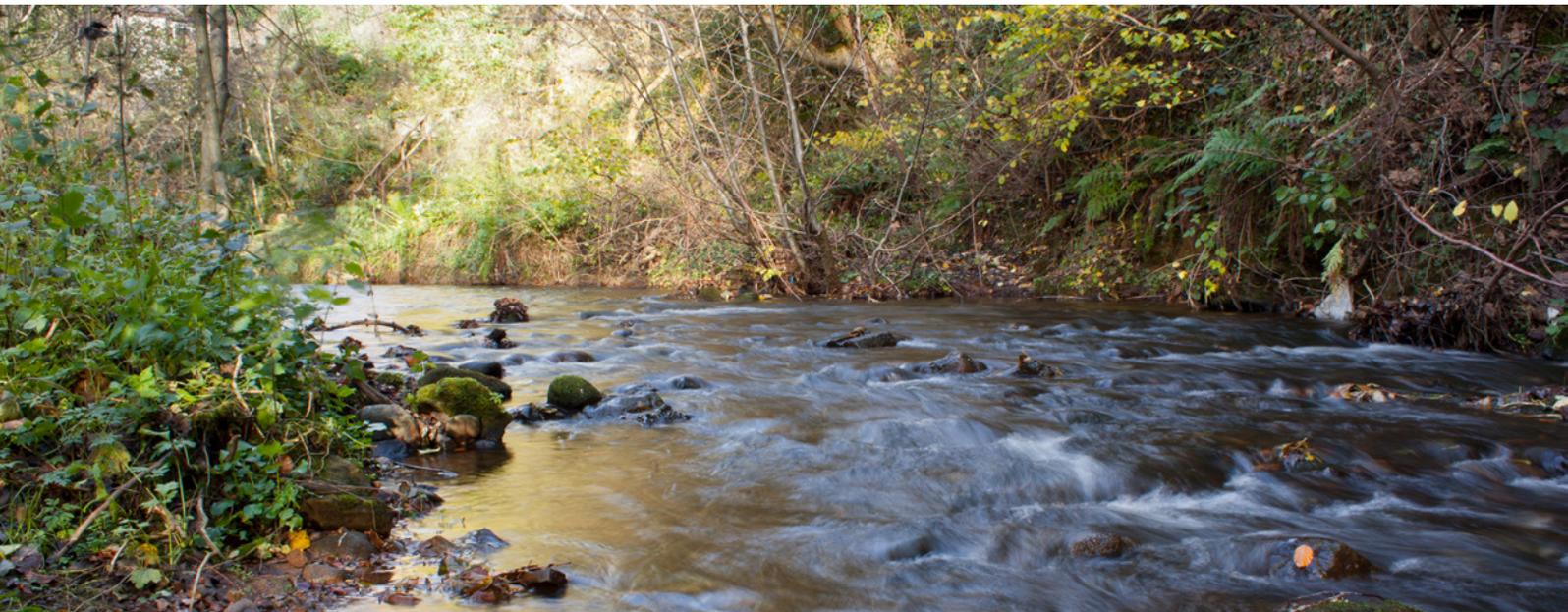
Bedroom 1	4.29m (14'1") x 3.14m (10'3")
En-suite	2.59m (8'6") x 1.55m (5'1")
Bedroom 2	3.60m (11'10") x 2.75m (9')
Bedroom 3	3.33m (10'11") x 2.69m (8'10")
Bedroom 4	3.62m (11'10") x 2.79m (9'2")
Bedroom 5	2.79m (9'2") x 2.75m (9')

Gross internal floor area (m²): 150m²
EPC Rating: C



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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