



18e Bank Street, Penicuik, Midlothian, EH26 9BG

Immaculately Presented & Spacious, Two-Bedroom, Second (Top) Floor Flat

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Property Description

Immaculately presented and spacious, two-bedroom, second (top) floor flat, with private residential parking. Forming part of an established development in the heart of the popular Midlothian town of Penicuik, south of Edinburgh centre.

Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms and a bathroom.

Ready-to-move-in and tastefully finished throughout, with a fitted kitchen, a stylish bathroom suite, and generous room sizes.

With leafy views to the rear, there is electric heating, double glazing and good storage provision, including bedroom wardrobes and a loft space.

This factored development also provides a secure entry system, a shared drying green, and ample residential car parking.

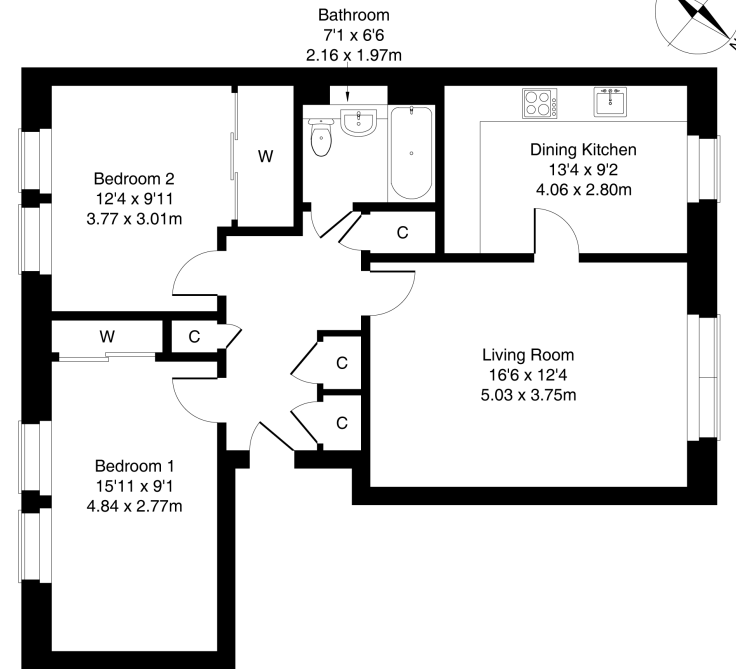
A bright and welcoming entrance hall provides access to most of the accommodation and benefits from excellent storage, including four built-in cupboards. Positioned to the front of the property, the spacious and well-presented living room offers ample space for both lounge and dining furniture, complemented by a wall-mounted TV point. Accessed from the living area, the good-sized kitchen is fitted with a range of wall and base units, stone-effect worktops, tiled splashbacks, a sink with drainer, an integrated fridge/freezer, and generous space for additional freestanding appliances.

To the rear, there are two generous double bedrooms, both tastefully decorated and featuring carpeted flooring along with built-in mirrored wardrobes. Completing the accommodation is a stylish family-sized bathroom, fitted with a contemporary three-piece suite including a rainfall shower over the bath, modern splash walls, spotlights, a fitted backlit mirror, and a ladder-style radiator.



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Approximate Gross Internal Area: (829 sq ft - 77 sq m.)



Top Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Nestled in the scenic heart of Midlothian, Penicuik perfectly blends countryside calm with city convenience, making it an ideal choice for commuters seeking a relaxed lifestyle without sacrificing accessibility. Located just minutes from the Edinburgh City Bypass, the town offers excellent road links via the A701 and A702, as well as frequent bus services to Edinburgh and nearby areas. Penicuik boasts a wide range of amenities, including major supermarkets such as Tesco and Lidl, diverse high street shops, banking and

postal services, as well as a vibrant selection of restaurants, cafés, and traditional pubs. Family-friendly facilities abound, with excellent schools, a local library, and a modern leisure centre equipped with a gym and swimming pool. Surrounded by the Pentland Hills and the River North Esk, the area offers a wealth of outdoor activities, including walking, cycling, climbing, golf, and skiing on the nearby Hillend dry slope, catering to all interests and lifestyles.





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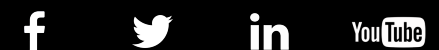
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Estate Agents and Solicitors



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