



21 High Street,
Penicuik EH26 8HS



An extremely impressive double upper flat which boasts superb original features and offers a stylish home full of character and charm

 3 Bed  1 Bath  1 Reception

An extremely impressive double upper flat which boasts superb original features, forming part of a historic listed building built in the late 1800's. Located in the heart of the town the property enjoys beautiful open views to the rear and offers a stylish home which is full of character and charm. A communal entrance which is shared with only one other property leads to the flats main door. On the first floor is the stunning living room with its feature exposed stone wall. There is a separate fully fitted dining kitchen with two windows to the rear. Also on this level is the principal double bedroom which enjoys beautiful views to the rear, a second double bedroom, and a stylish bathroom. On the second floor is a double bedroom with eaves storage.

Features

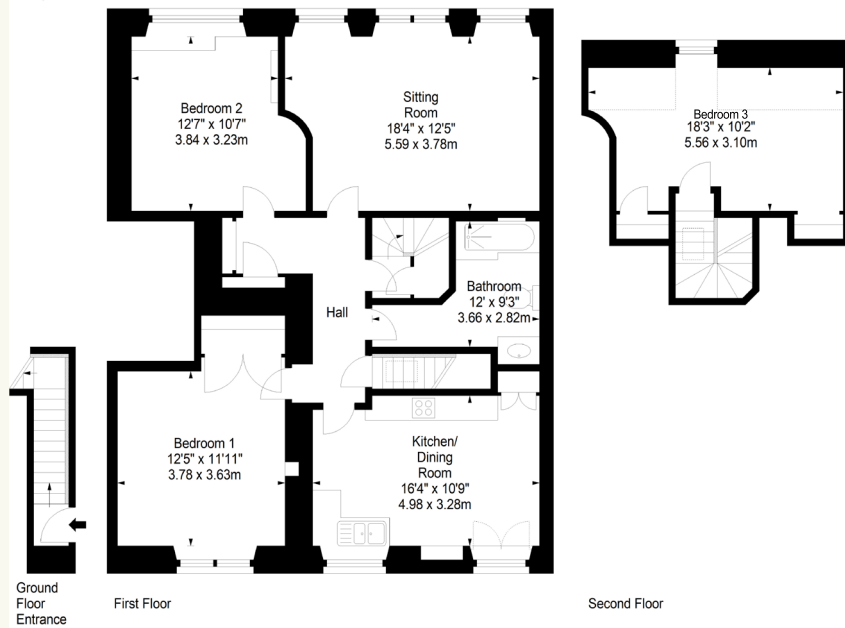
- Hall
- Stunning living room
- Separate dining kitchen
- Principal double bedroom
- Two further double bedrooms
- Stylish bathroom
- Gas central heating
- Double glazing & secondary glazing
- EPC Rating C

Fixed Price £215,000

High Street,
Penicuik,
Midlothian, EH26 8HS



Approx. Gross Internal Area
1314 Sq Ft - 122.07 Sq M
For identification only. Not to scale.
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Penicuik lies about nine miles south of Edinburgh and about five miles from the city by-pass. It is a popular and attractive place to live with good primary and secondary schooling, a wide range of convenience shopping, including a large branch of Tesco and a variety of recreational facilities. The wonderful open spaces of the Pentland Hills are within easy reach, as is the Winter Sports Centre at Hillend. There are several golf courses to choose from and the Community Centre boasts a

competition standard swimming pool, a library and leisure centre. A little further afield, the Straiton Retail Park plays host to the majority of High Street stores including Next, Boots and Marks & Spencer, to name but a few. Here, there is also a 24 hour Asda, a Costco and Ikea. Regular bus services run to and from the city centre.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.