



Solicitors & Estate Agents



318 Rullion Road

Penicuik | Midlothian | EH26 9AH

Impressive three-bedroom semi-detached villa pleasantly positioned within the popular Midlothian town of Penicuik. Ideally located close to excellent local amenities, reputable schooling and convenient transport links, the property offers spacious and flexible accommodation together with generous private gardens, multi-car driveway and single garage. A fantastic opportunity for first-time buyers, young couples and growing families.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Private gardens
-  Garage & driveway
-  EPC Band - C
-  Council Tax Band - D



Description

Freshly decorated throughout, a welcoming entrance porch leads into the bright and airy lounge, which features an electric fire and open staircase with useful understairs cupboard. Double doors provide access into the dining room, creating a nice flow between the two reception spaces and providing a superb setting for family meals and entertaining. The smart and modern kitchen is well appointed with a range of integrated and freestanding white goods and benefits from partial tiling to the splash areas and under-unit lighting.

Upstairs, the landing provides access to the bedrooms and shower room, together with a useful linen cupboard and attic access. The attic is partially floored and benefits from a Ramsay ladder, providing useful additional storage. The generous principal double bedroom enjoys a front-facing aspect and benefits from fitted wardrobes, together with plenty of space for a range of freestanding furniture. Bedroom two is another comfortable double room, quietly positioned to the rear and featuring a useful single cupboard. Bedroom three is a good-sized single room with terrific flexibility, making an ideal bedroom, home office or study. A useful cupboard above the stairs provides additional storage. The shower room is fully tiled and fitted with a corner shower cubicle and heated towel rail.

Further benefits include gas central heating, double glazing and an EV charging point.



Gardens & Parking

Externally, the property benefits from a generous private front garden with well-kept lawn, mature planting and a slabbed patio/driveway. The driveway provides multi-car off-street parking and leads to a single garage, which benefits from power, an electric door, and included storage shelving. The charming rear garden features a patio, lawn and attractive raised sleeper borders with chipstone and planted areas. An outdoor tap and external power sockets add further practicality.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, and hood, freestanding fridge-freezer, washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

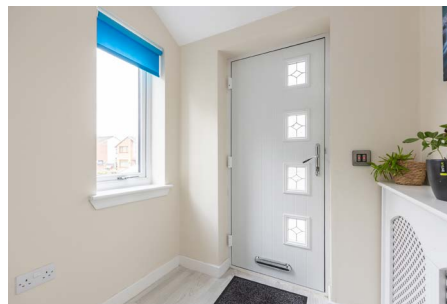
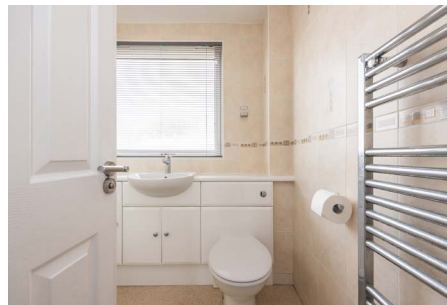
By appointment through Neilsons 0131 625 2222.





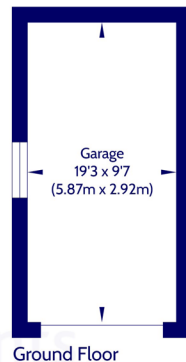
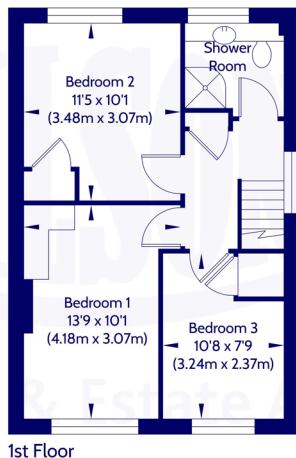
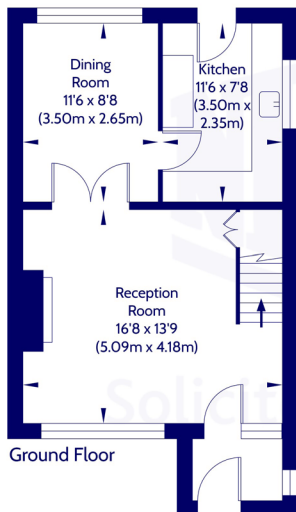
Location

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 catering 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 including Marks & Spencer Food Hall, Sainsbury's together with Ikea and Costco to name but a few. 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 skiing at Hillend. Schooling is well represented from nursery to senior level and for the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town linking Edinburgh's city centre and surrounding towns and villages.





Approx. Gross Internal Floor Area 82 Sq M / 881 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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