



28E KIRKHILL ROAD

Penicuik, Midlothian, EH26 8HZ



1

Public Room



2

Bedroom



1

Bathroom

28E KIRKHILL ROAD

Set within an established development in Penicuik, this bright top-floor flat offers a comfortable home in a well-connected Midlothian setting, with the town's shops, cafés, schools, and everyday amenities close by. The property combines a peaceful residential atmosphere with convenient links to Edinburgh and the surrounding countryside. Bright, neutral interiors create an inviting feel throughout, with highlights including a sunny living/dining room with fireplace and a well-appointed kitchen with fitted units and quality worktops. Two double bedrooms include a southeast-facing main bedroom with built-in storage, complemented by a shower room and useful hallway storage. Shared gardens and on-street parking complete the property. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

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PROPERTY



RECEPTION ROOMS & LIVING SPACE





FEATURES

- Top-floor flat in Penicuik
- Part of an established development
- Bright, neutral interiors throughout
- Secure shared entry and communal stairwell
- Entrance hall with useful storage
- Sunny living/dining room with storage cupboard
- Well-appointed kitchen with fitted units and quality worktops
- Southeast-facing bedroom with built-in storage
- Versatile second double bedroom
- Three-piece shower room with vanity storage
- Well-kept communal garden grounds
- Unrestricted on-street parking





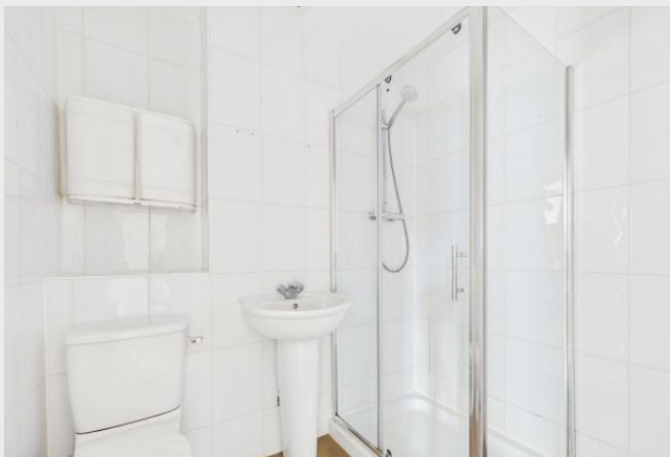


THE BEDROOMS
& BATHROOMS



PENICUIK, MIDLOTHIAN

Situated just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with all the advantages of city living. The bustling town centre is home to a selection of high-street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets, plus more extensive shopping facilities at nearby Straiton Retail Park. Residents of Penicuik are spoilt for choice when it comes to sport and fitness activities, including a state-of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside – from invigorating hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk. Penicuik is served by several primary schools and two high schools and is also well placed for excellent independent schools and private childcare options. Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services.



VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 0131 516 5366

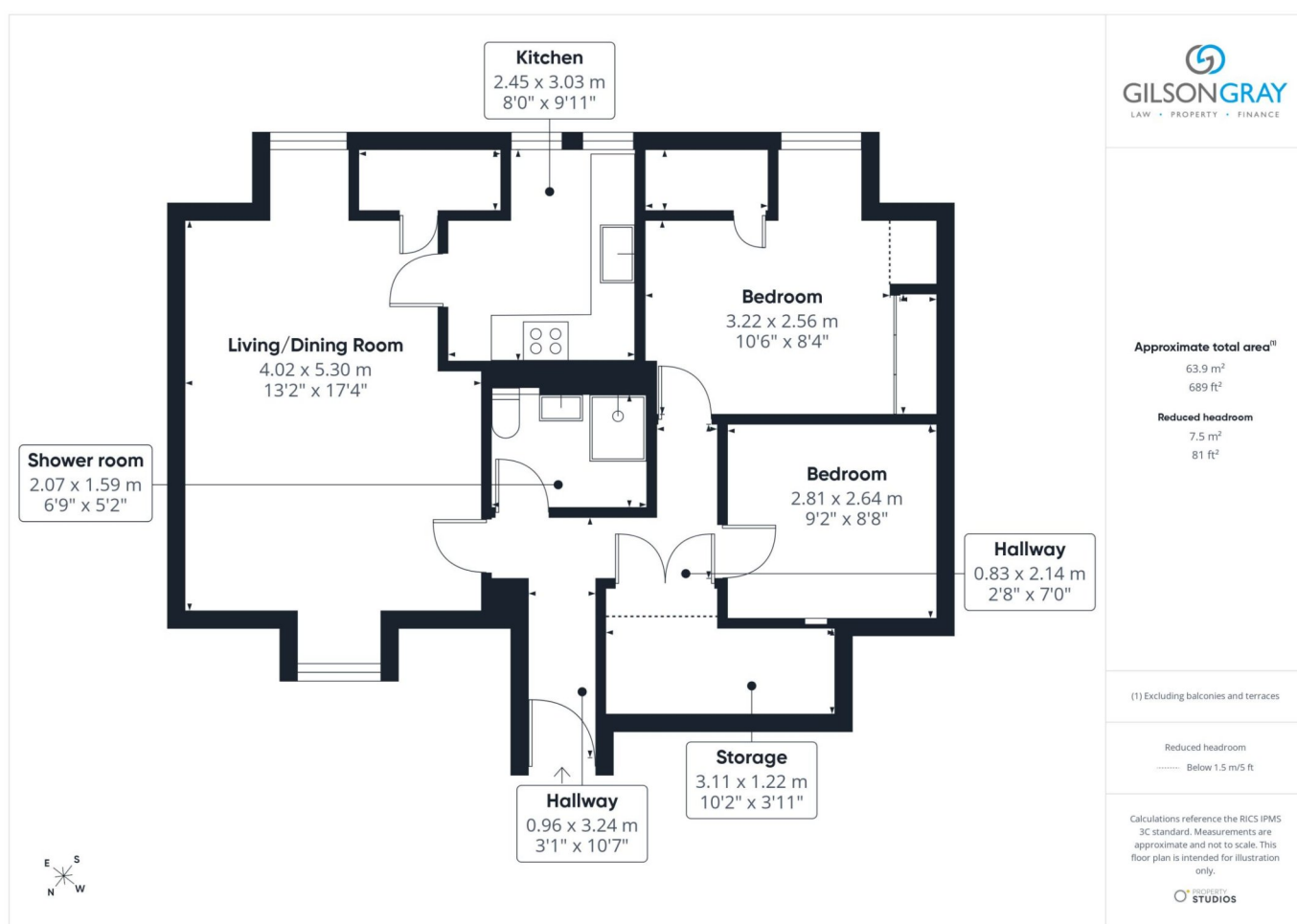
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