





Welcome

Welcome to 100 Rullion Road, Penicuik, an excellent opportunity to acquire a wonderfully extended detached family home, ideally suited to a wide range of purchasers. This bright and well-proportioned three-bedroom property enjoys a prime position within a sought-after, established residential estate in the vibrant Midlothian town of Penicuik, perfectly placed for convenient access to both primary and secondary schooling. Presented to the market in a well-maintained condition, the home provides buyers with the chance to place their own stamp on the substantial living accommodation. The property benefits from private garden grounds to the front and rear, offering ample space for outdoor entertaining, while a driveway provides off-street parking for several vehicles and leads to a detached garage equipped with light and power.

- Entrance porch
- Spacious living room with front facing window, wall mount gas fire
- Fitted dining kitchen with a range of base and wall units, gas hob, oven, extractor, integrated microwave oven, fridge, and space for dining
- Utility room with a range of units, roof clothes pulley and extractor
- Dining room/further bedroom with rear facing window
- Garden room with dual aspect windows and rear garden access
- Ground floor wc
- Three bedrooms on first floor
- Family shower room with corner shower, wc and sink with built-in vanity unit
- Double glazing, alarm and gas central heating, Worcester boiler and radiators
- Private garden grounds to the front and rear, the ideal space for entertaining
- Driveway and detached garage with light and power







Penicuik

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which has several High Street outlets. 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 Midlothian Ski Centre. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular public transport service operating to Edinburgh and the neighbouring towns, with the property benefitting from being located next to a bus stop. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances, and remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.





Get in touch

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

