



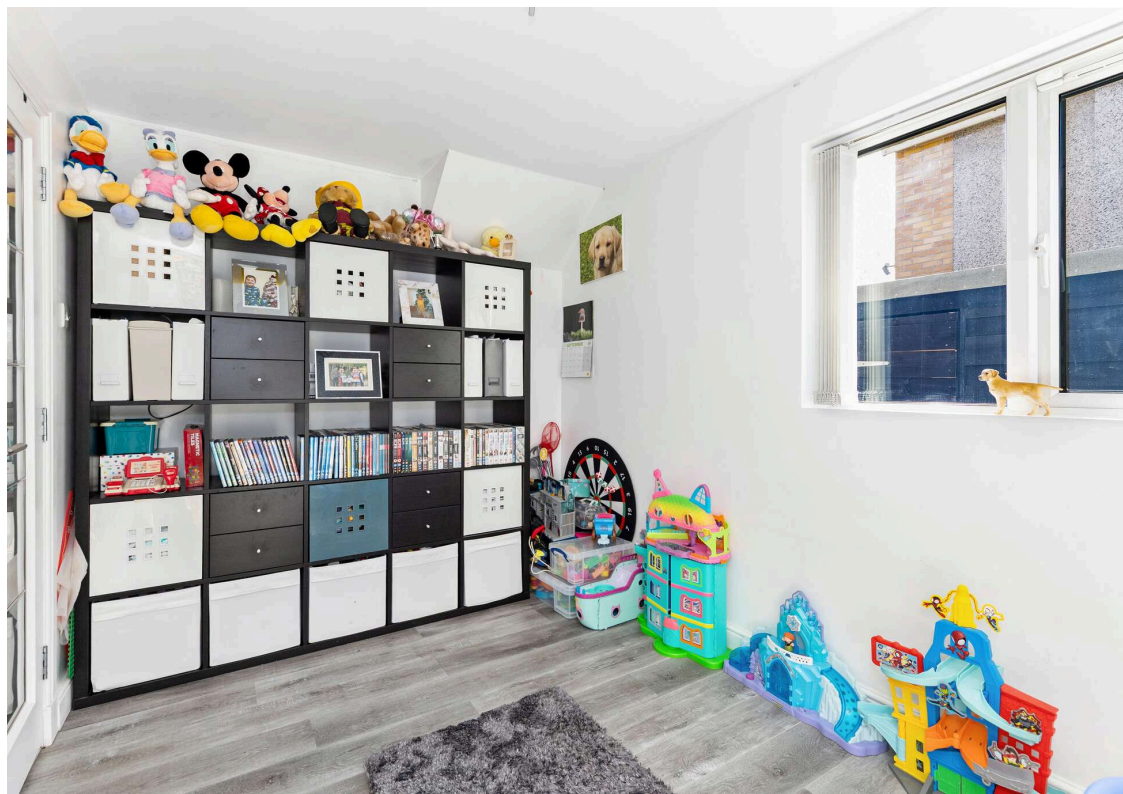
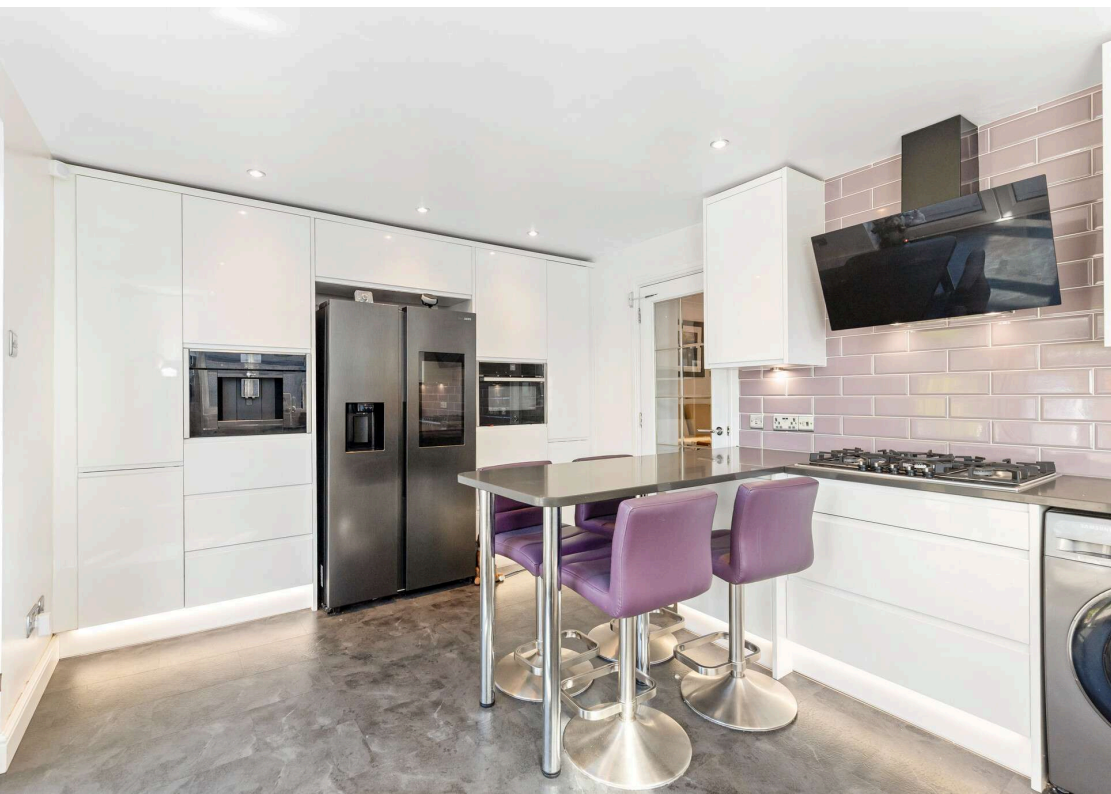


Welcome

Welcome to Rullion Road, an excellent opportunity to acquire a spacious and versatile three-bedroom semi-detached house, enhanced by a superb extension which has created an impressive breakfasting kitchen and a flexible reception room. Offering a wonderful combination of family accommodation, generous gardens and modern practical features, this appealing home is ideally suited to contemporary family life. The additional accommodation created by the extension provides excellent flexibility and could be utilised to suit individual requirements. Externally, the property benefits from private gardens to both the front and rear, providing attractive outdoor space for relaxation and summer entertaining. An EV charging point is also provided. Overall, this is a highly versatile home which combines traditional family accommodation with a superbly extended living space. The additional reception room gives buyers the opportunity to adapt the property to their own lifestyle, whether that means creating a dedicated home-working space, an additional bedroom or simply enjoying a generous family room.



- Entrance porch
- Downstairs WC and wash hand basin
- Living and dining room
- Family room/home office or fourth bedroom
- Stylish breakfasting kitchen with direct access to the garden
- Three bedrooms
- Bathroom presented as a shower room
- Partially floored attic housing the boiler accessed by a fixed ladder
- Gas central heating
- Double glazing
- Cavity wall insulation
- Private gardens front and rear, large shed to the side
- EV charging point
- Driveway with further on street parking available



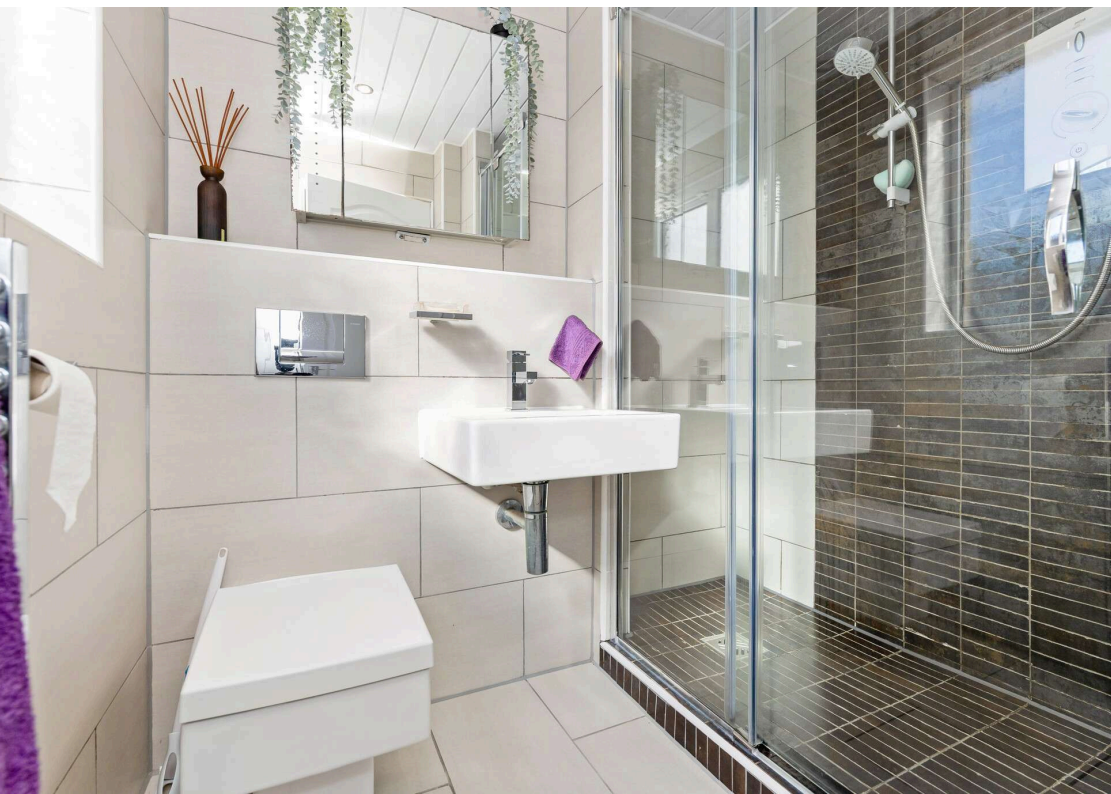


Penicuik

Rullion Road is situated within a popular residential area of Penicuik, a well-established Midlothian town surrounded by attractive countryside and within easy reach of the Pentland Hills. The town provides an excellent range of local amenities including shops, supermarkets, cafés, restaurants, leisure facilities and everyday services, with further shopping and recreational opportunities available in nearby towns. Penicuik is particularly well placed for families, with a selection of schools and nursery provision nearby, while the surrounding area offers numerous opportunities for walking, cycling and outdoor recreation. The town is also conveniently positioned for access to Edinburgh, with regular bus services providing links to the city and surrounding areas. Road connections provide straightforward access towards Edinburgh, Midlothian and the wider central belt. The combination of a well-established community, good local amenities and attractive countryside nearby makes Rullion Road and the surrounding Penicuik area an appealing choice for families, first-time buyers and those seeking a more relaxed setting within commuting distance of Edinburgh.

Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included,



Get in touch

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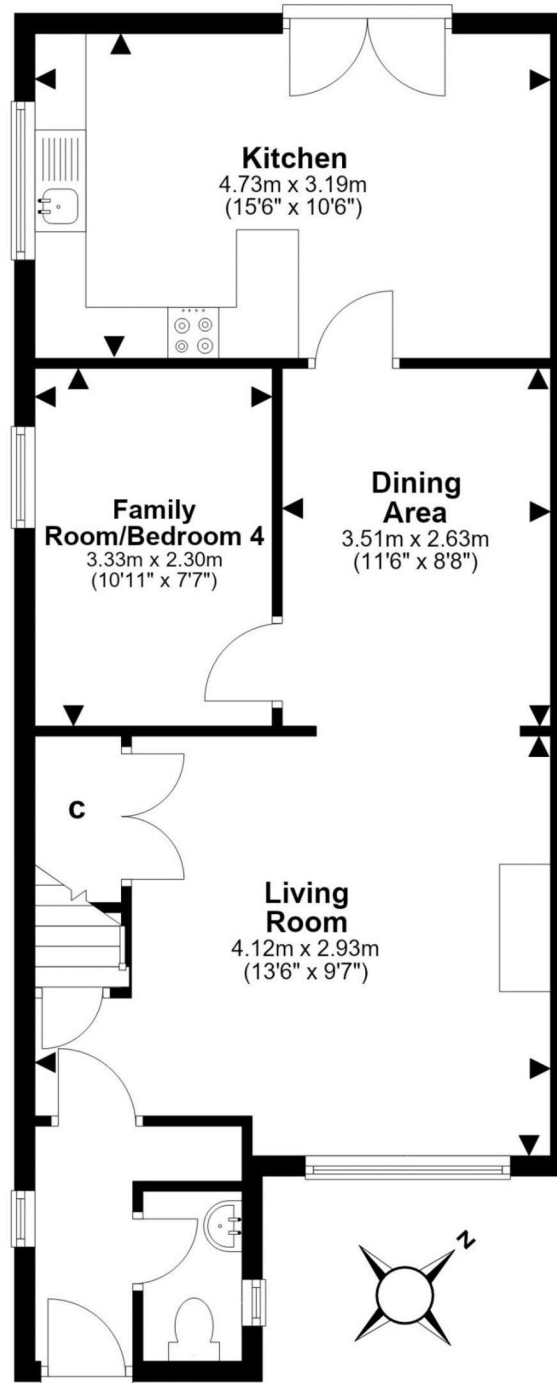
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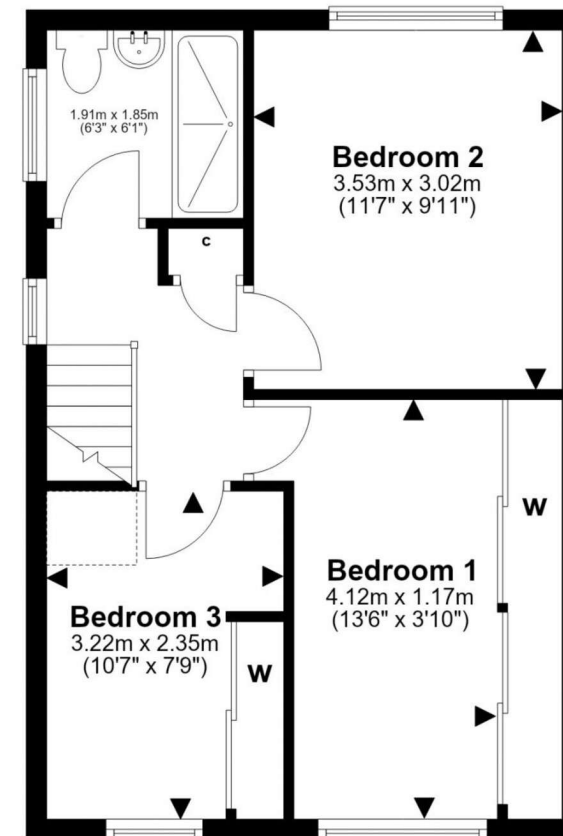


CHARTERED FIRM

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.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.