



RALPH SAYER
SOLICITORS & ESTATE AGENTS

125 Rullion Road

Penicuik EH26 9JA

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Nestled with-in a tranquil residential estate, in popular Penicuik, awaits a lovely semi-detached villa. Set back behind an attractive front garden, this home has been tastefully extended to offer four bedrooms, two bathrooms, beautifully presented interiors, along with a detached single garage. A wonderful family home in perfect, move-in condition.

From a practical and generous entrance porch, step inside to an inviting entrance hall, which flows seamlessly into the elegant living room. A dual aspect, creates a clear line of sight to the rear garden, for an exceptionally open and cohesive living area - the perfect setting for modern family life and entertaining. A wide opening marks the transition into the inviting dining area, which easily accommodates dining for up to six. Adjacent to the dining room is the stylish kitchen, where a broken plan layout creates a deceptively spacious kitchen. With-in the utility zone is a full run of tall cabinets integrating double eye level ovens, and American style fridge/freezer, along with a handy breakfast bar. The extension also provides a versatile downstairs bedroom with en-suite. Moving upstairs, an airy landing hosts a further three bedrooms: two are doubles and there is a good-sized single. A stylish bathroom with a space saving corner bathtub and shower over-bath, completes the accommodation.

Gardens

The property boasts a pretty front garden and enclosed rear garden, comprising a paved patio seating area and a lawned area, great for entertaining.

Parking

The property benefits from a detached single garage, accessed from rear lane.

Extras: all fitted floor coverings, light fittings, blinds, and all fully integrated kitchen appliances, included in the sale.

Home Report Value - £270,000



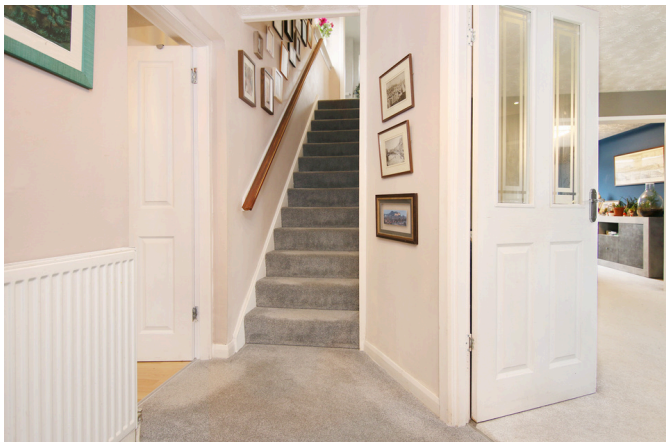




Lovely four bedroom
family home,
in popular Penicuik











Property Summary



- Located in popular Penicuik, close to the Pentland Hills
- Semi-detached villa
- Elegant living room, semi-open plan to dining room
- Stylish kitchen
- Three double bedrooms
- Good-size single bedroom
- Ground floor en-suite shower room
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Single garage to rear, access to rear
- Neat front garden & enclosed rear garden
- EPC Rating - C | Council Tax Band - D



Penicuik

Penicuik is a thriving town, situated approx. 9 miles south of Edinburgh city centre. Due to it's proximity to Edinburgh, it has become popular with commuters. It shelters beneath the south eastern slopes of the Pentland Hills and lies along the northern bank of the River North Esk.

Local amenities are what you would expect from a large town, high street names, mixed with independent shops, and a large Tesco store, There are several primary schools, two secondary, a library and rejuvenated leisure centre with swimming pool. The town offers a wide variety of cafes, bars and restaurants, for your entertainment.

Surrounded by countryside, an excellent choice of outdoor activities are available, fabulous walks in the Penicuik Estate, surrounding the historic Penicuik House, the Pentlands Regional Park, includes walking, mountain biking, horse riding, the dry ski slope and a number of golf courses, with the local Glencorse Golf Club, a 5 minute journey. On the outskirts of Penicuik is the Bush Estate, which now comprises, the Edinburgh Science Park, Moredun Institute and the Easter Bush campus of Edinburgh University. Ideally placed for visiting the capital of Scotland and its attractions, it is serviced by a regular 10 minute bus service operating into the city, the city by pass is within easy reach and the Scottish Borders are easily accessible by car or bus service.



PENICUIK HOUSE

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dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Total Area: approx. 106.4 sq.metres (1145.6 sq. feet)
(Excluding Garage)

