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7 Andrew Court, Penicuik, Midlothian, EH26 0HR

Beautifully Presented and Spacious, Two-Bedroom, Second-Floor Flat

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Property Description

Beautifully presented and spacious, two-bedroom, first-floor flat, forming part of an established development. In a quiet and leafy position, surrounded by shared grounds, close to the centre of the popular Midlothian town of Penicuik, south of Edinburgh centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms and a shower room.

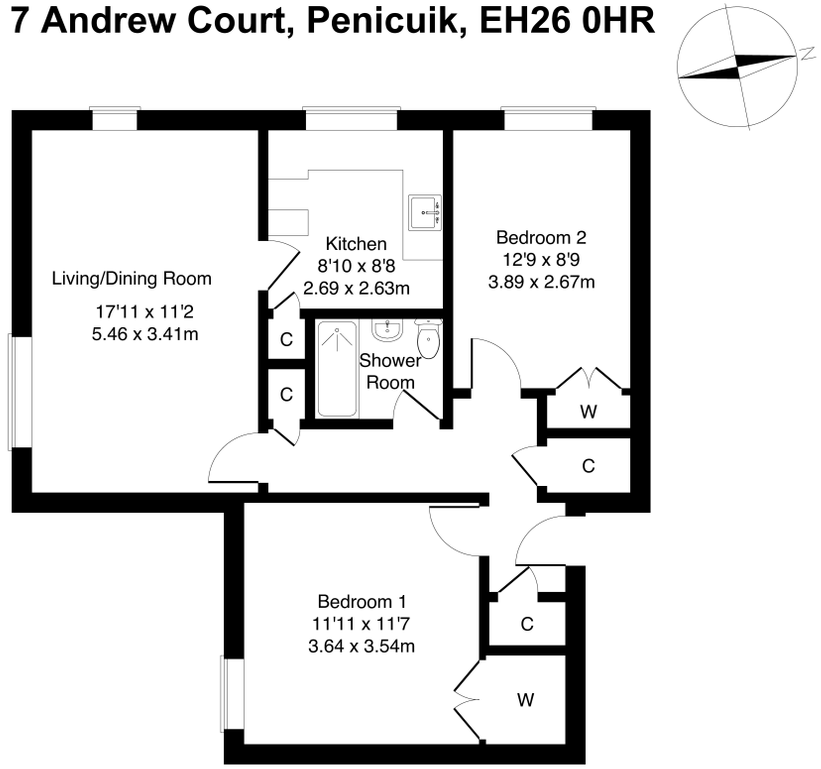
Tastefully finished and updated throughout, with a modern fitted kitchen, a stylish bathroom, contemporary doors, and spot lighting. In addition, there is gas heating, double glazing and superb storage, including bedroom wardrobes.

The development also provides a secure entry system, a communal store, a shared drying green, and ample residential car parking.

An inviting entrance welcomes you into the property and leads through to the living room, finished with carpeted flooring throughout and further benefiting from large windows that allow plenty of natural light to flood the space. Set just off to the side is the kitchen, finished with contemporary flooring, granite-effect worktops and a stainless steel sink, along with space for additional appliances. Bedroom one features carpeted flooring, creating a warm and comfortable environment ideal for relaxation, while bedroom two benefits from laminated flooring. Both bedrooms further benefit from built-in wardrobes, providing excellent additional storage, while their generous proportions allow ample room for freestanding furniture. Completing the property is the family shower room, comprising a three-piece suite with a walk-in shower.

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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Nestled in the scenic heart of Midlothian, Penicuik perfectly blends countryside calm with city convenience, making it an ideal choice for commuters seeking a relaxed lifestyle without sacrificing accessibility. Located just minutes from the Edinburgh City Bypass, the town offers excellent road links via the A701 and A702, as well as frequent bus services to Edinburgh and nearby areas. Penicuik boasts a wide range of amenities, including major supermarkets such as Tesco and Lidl, diverse high street shops, banking and postal services, as well as a vibrant selection of restaurants, cafés, and traditional pubs. Family-friendly facilities abound, with excellent schools, a local library, and a modern leisure centre equipped with a gym and swimming pool. Surrounded by the Pentland Hills and the River North Esk, the area offers a wealth of outdoor activities, including walking, cycling, climbing, golf, and skiing on the nearby Hillend dry slope, catering to all interests and lifestyles.



















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