

McDougall McQueen
solicitors & estate agents

# 249 Rullion Road, Penicuik, EH26 9JP

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# Welcome

Welcome to 249 Rullion Road - a bright and spacious three-bedroom chalet-style semi-detached home, ideally positioned within a popular and sought-after residential area of the charming Midlothian town of Penicuik. This property enjoys proximity to local schools and amenities, making it perfectly suited for family living. The interior is presented in good clean order, whilst externally there are private garden grounds to both the front and rear, as well as a Monoblock driveway, and a garage with light and power. Further benefits include double glazing and gas central heating.

- Superb sought-after residential location close to amenities
- Entrance hall with built-in storage
- Spacious living room with front facing window, living flame gas fire and fire surround
- Dining room with rear facing window
- Fitted kitchen with a range of base and wall units, walk-in store cupboard, electric cooker, extractor, washing machine, and dishwasher
- Upper hallway with store cupboard, side facing window, and loft access (Ramsey ladder access, part floored with light)
- Double bedroom with window to the front
- Double bedroom with window to the rear, including wardrobes
- Spacious third bedroom with window to the front and over stair storage
- Lovely family shower room with corner shower cubicle, electric shower, sink with vanity unit, wc, wet wall panelling, and heated towel radiator
- Gas central heating and double glazing
- Private front and rear gardens with ample space to relax and entertain
- Monoblock driveway for off-street parking
- Detached garage to the rear 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 contains 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 Hillend. 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. 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, cooker, extractor, and remaining white goods. No warranty applies to any integrated appliance, free-standing appliance or any movable items included in the sale as these are deemed sold as seen.













# Get in touch


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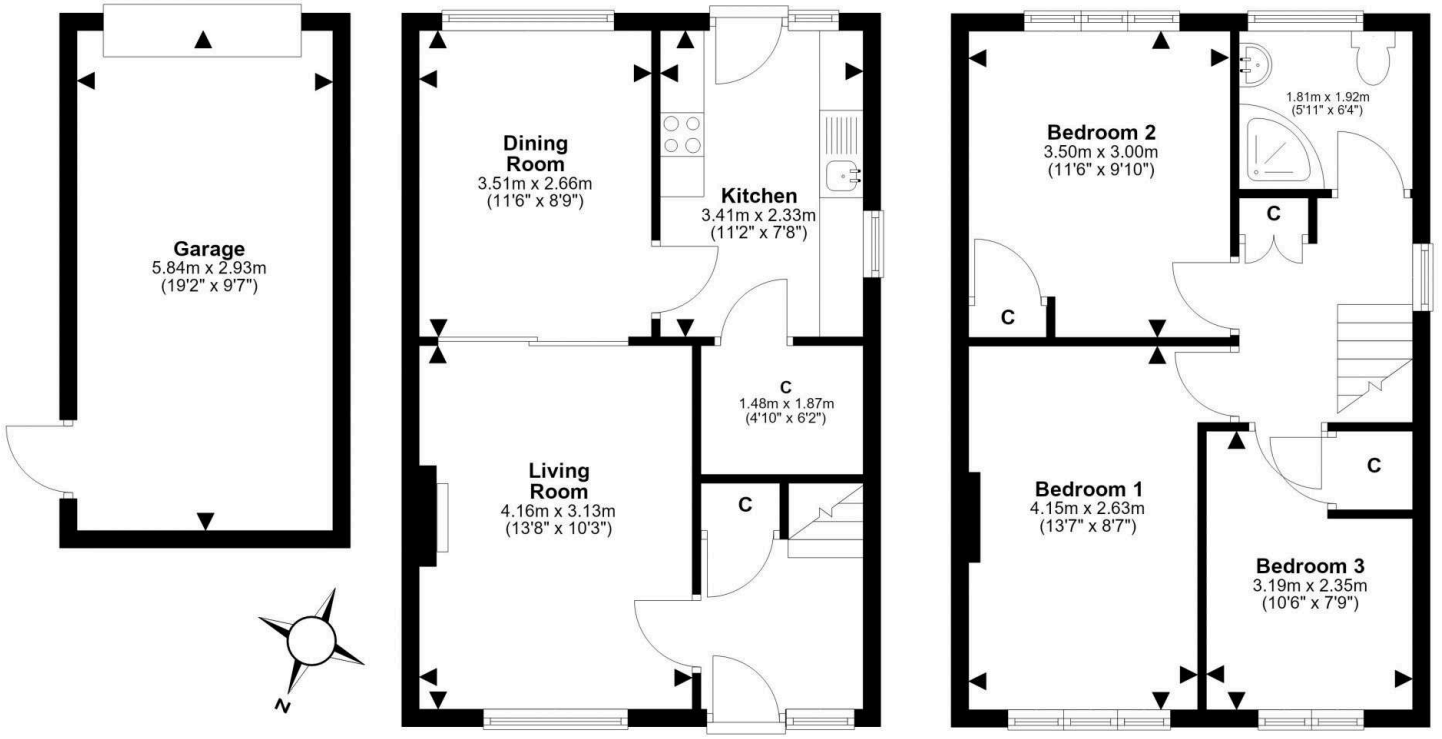
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EH22 1JB

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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.


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.