



205 Rullion Road
PENICUIK | MIDLOTHIAN | EH26 9JF


warners
solicitors & estate agents



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Well presented and bright semi-detached villa offering superb family sized accommodation on a highly sought after development, with fantastic amenities and Pentland walkways close at hand. This lovely home has been extended to include a downstairs wet room/WC, and has been well looked after throughout. Viewing is highly recommended to appreciate the quality of accommodation on offer. The front garden is easily maintained and the rear garden is safe for young children and pets and the property itself is situated next to large green space. The property further benefits from a driveway and garage, gas central heating and double glazing.

- Entrance hallway
- Dual aspect living/dining room with decorative fireplace and fire and under-stair storage cupboard
- Kitchen fitted with floor and wall units with space for appliances
- Two generous double bedrooms and a small double
- Bathroom with mains shower over bath
- Wet room on ground level with mains shower
- Gas central heating
- Double glazing
- Good storage facilities including Ramsay ladder access to partially floored attic
- Fully enclosed garden to rear
- Easy maintenance front garden
- Driveway and garage

The blinds, appliances and furniture are all included in the sale. EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Penicuik is a much respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of 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 ski-ing at Hillend. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.

