



Solicitors & Estate Agents



Offers Over
£110,000

45 John Street

Penicuik | Midlothian | EH26 8HL

Neilsons are delighted to offer to the market this lovely, traditional main door ground floor flat, forming part of a listed building in the heart of Penicuik. With superb local amenities and great links into the city centre, the property would be ideal for a first time buyer, downsizer or professional.

-  1 Bedroom
-  1 Public Room
-  1 Shower room
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

The property is accessed via a private main door into a welcoming internal hallway. Open plan living is at the centre of the property, enjoying a dual aspect with spacious lounge area overlooking the pretty front garden and featuring a fireplace with ample space for freestanding furniture. To the rear is a modern fitted kitchen with ample white wall and base units with built-in hob/oven and hood. Further appliances included. A part glazed UPVC door provides access to the private rear garden. Adjacent to this room is a separate and convenient utility area. The attractive, well proportioned double bedroom features full height mirror fronted built in wardrobes with a quiet and peaceful aspect over the rear garden. The partially tiled shower room with a two piece suite and separate corner shower enclosure completes the accommodation. Further benefits include a gas central heating system with combi boiler with both single and double glazed window units.



Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the built-in hob/oven/hood, fridge, freezer, washing machine and tumble drier.

Gardens and parking

There is a raised private garden to the front laid to lawn with steps leading to the entrance. Situated to the rear is a large private garden, laid to lawn and houses the garden shed. Ample on-street parking is available within the surrounding streets.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

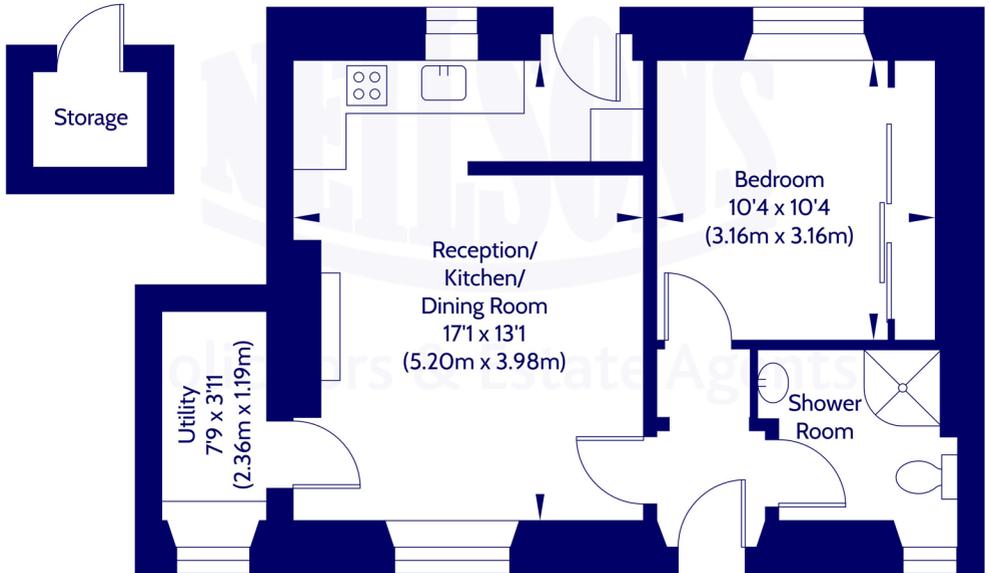
John Street is situated within the popular Midlothian town of Penicuik, which offers an excellent range of local amenities and facilities providing everyday essentials. Further specialised shopping can be found at the nearby Straiton Retail Park with a large M&S food hall, Sainsbury's, Ikea and Costco to name but a few. Reputable schooling is on hand ranging from nursery through to secondary level. The City of Edinburgh bypass is within easy reach linking the main Scottish motorway network system and the bus services within the area link directly to Edinburgh's city centre and surrounding towns. In addition, there is a park & ride service available at Straiton. There is a selection of recreational and sporting facilities throughout the town, including a leisure centre, the well regarded Glencorse Golf Course and the nearby Pentland Hills provide excellent walking terrain.

Ground Floor

Not to scale. For identification only.

Approx. Internal Area 43.05 Sq M / 463 Sq Ft.

© www.planography.co.uk 2024



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

