



2 Inkerman Court
Penicuik, Midlothian, EH26 0LS

CALL US ON 0131 447 4747

2 Inkerman Court, Penicuik, Midlothian, EH26 0LS

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with storage.
- Good sized living room with feature fire.
- Sliding doors to dining room.
- Patio doors to south facing conservatory.
- French doors providing access to garden at rear.
- Fitted kitchen with appliances
- Access to rear garden.
- Upper landing with storage.
- Access to floored attic via Ramsay ladder.
- Two generously proportioned double bedrooms with storage.
- Single bedroom with storage.
- Bathroom with shower.
- Open outlook.
- Gas central heating.
- Double glazing.
- Garden areas to the front, side & rear.
- Driveway leading to garage at rear.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A detached villa situated on an excellent corner plot in the highly desirable Midlothian town of Penicuik, an ideal commuter base into Edinburgh City Centre and further afield with its close proximity to the Edinburgh City bypass. The property is in need of some modernisation and redecoration but offers excellent potential to be an ideal family home in a great location. There are options to extend to the side or rear subject to the usual planning consents but at present the accommodation comprises:

COUNCIL TAX BAND: E.
TRAIN STATION: APPROXIMATELY 9.5 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 13.4 MILES TO EDINBURGH AIRPORT.
BUSES: APPROXIMATELY 300 METRES.

LOCATION

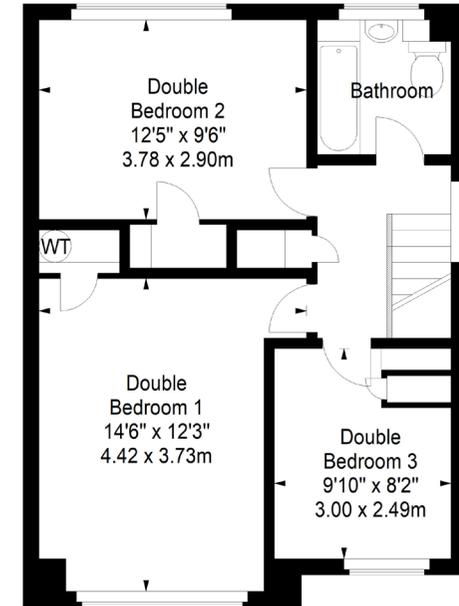
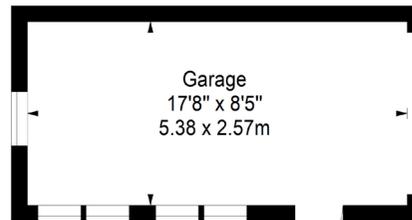
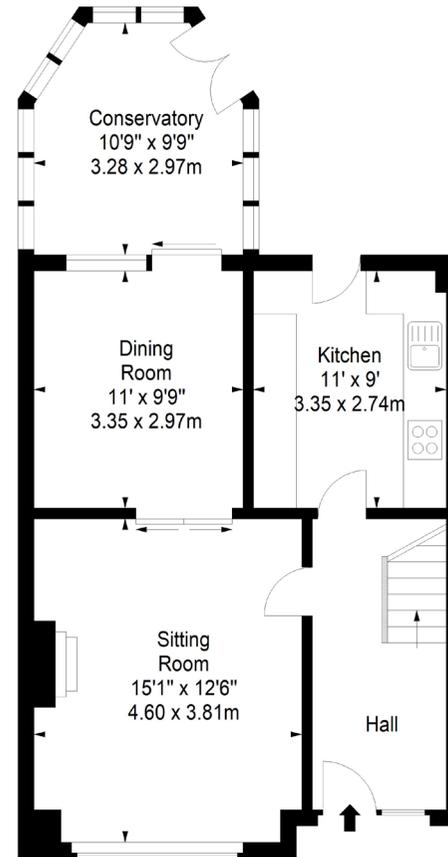
Penicuik is a much-respected Midlothian town, situated approximately 9 miles South of Edinburgh City Centre. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further 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 golf - the Pentland country and wildlife park is also easily accessible and there is skiing at Hillend. Schooling is well represented from nursery to senior level and within walking distance of the property. 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.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, AUTOMATIC WASHING MACHINE AND FRIDGE/FREEZER (THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS). THE WARDROBES WITHIN BOTH THE DOUBLE BEDROOMS WILL ALSO BE INCLUDED IN THE FOR SALE PRICE ALONG WITH THE GARDEN SHED.





**ENERGY PERFORMANCE
CERTIFICATE RATING D**



Ground Floor

Ground Floor

First Floor

Inkerman Court, EH26 0LS



Approx. Gross Internal Area
1098 Sq Ft - 102.00 Sq M
Garage

Approx. Gross Internal Area
151 Sq Ft - 14.03 Sq M

For identification only. Not to scale.
© SquareFoot 2024



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.