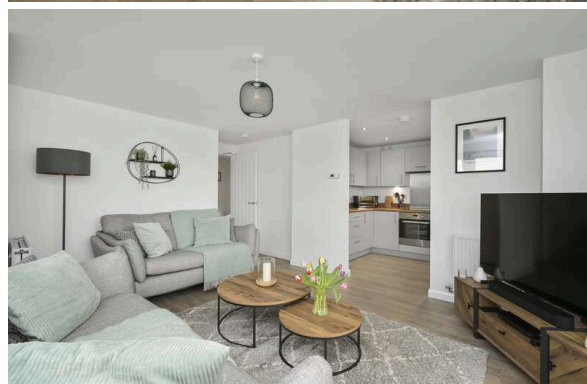




7 South Bank Court
PENICUIK | PENICUIK | EH26 0GH


warners
solicitors & estate agents



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Immaculately presented two-bedroom, first floor flat forming part of a contemporary development in the popular town of Penicuik in Midlothian.

This fantastic apartment has been tastefully decorated and well-maintained throughout and is offered to the market in genuine move-in condition. The spacious, open plan living dining room forms the main public space in the property, and two sets of French doors here open out to Juliet balconies. The modern kitchen lying just off this is well-appointed and offers plenty of cupboard storage. The principal bedroom is of a good size and benefits from a stylish ensuite. The second bedroom is also of a good size, and could alternatively be utilised as an ideal home office, study or gym giving the apartment a good degree of flexibility.

Situated within easy commuting distance of Edinburgh and offering immense appeal to first time buyers, couples and young families, viewing is essential to appreciate everything that this stunning home has to offer.

- Two-bedroom, first floor apartment
- Sought-after location
- Spacious living/dining room with Juliet balconies
- Modern kitchen area
- Principal bedroom
- Second bedroom
- Family bathroom
- Gas central heating
- Double glazing
- Allocated parking space

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



Fixtures & fittings will be included in the sale of the property. EPC: B

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.

