



**1b WEST CAIRN
CRESCENT
PENICUIK EH26 0AW**

Offers over £94,995

**Viewing: Strictly by appointment,
please telephone 07834 873416
or agents 01383 418999**

- ◆ Entrance Hall
- ◆ Light and spacious Sitting-room/Diningroom
- ◆ Well fitted Kitchen with gas hob/oven & fridge/freezer
- ◆ Two Double Bedrooms
- ◆ Bathroom
- ◆ Gas central heating
- ◆ Double glazing
- ◆ Private gardens front/side
- ◆ Shared rear drying area
- ◆ Unrestricted on-street parking
- ◆ EPC Rating D



WILSONS SOLICITORS



General

The subject of sale comprises a charming ground floor flat enjoying a bright corner site in a mature residential area in the popular Midlothian town of Penicuik.

A superb starter home offering light, generously proportioned accommodation with excellent storage facilities. Presented to the market in move-in condition, the property has recently been upgraded to include the installation of a new fitted kitchen with gas hob/oven/cooker hood & integrated fridge/freezer and most fitted floor coverings. Tastefully decorated, comfort is further assured by means of gas central heating complemented by the installation of double glazed windows. There are private gardens to the front/side of the flat and a shared drying area to the rear. All fitted floor coverings and integrated kitchen appliances are included in the sale.

Penicuik enjoys a picturesque setting nestling beneath the Pentland Hills, an ideal base for easy commuting to Edinburgh City Centre. There are an excellent range of local amenities including shops, banking & post office services as well as reputable schools catering for all age groups. A variety of recreational facilities are also available with a leisure centre, library, bowling/golf clubs and many scenic walks in the vicinity. A frequent public transport service operates nearby to the City Centre and there is easy access to the City By-pass linking with major motorway networks.

Ideal as a comfortable family home or letting potential.

Accommodation (widest points)

Hall

A spacious welcoming hallway. Four storage cupboards. Radiator. Fitted carpet.

Lounge 18' x 10'9 (5.48 x 3.27m)

A light and spacious public room with front and side facing windows. Coving. Two radiators. Fitted carpet.

Bedroom 1 14'9 x 10'3 (4.49 x 3.12m)

A generous bedroom with side facing window. Coving. Radiator. Fitted carpet.

Bedroom 2 11'11 x 7'5 (3.63 x 2.26m)

A second well proportioned bedroom with side facing window. Radiator. Fitted carpet. Vertical blind.

Kitchen 11'3 x 8'1 (3.42 x 2.46m)

A new well fitted kitchen with side facing window. Range of matching wall/floor units incorporating gas hob, oven, cooker hood, fridge/freezer and contrasting work surfaces. Plumbed for automatic washing machine. Radiator. Vinyl floor covering. Fluorescent light.

Bathroom 9'5 x 5'4 (2.87 x 1.62m)

With side facing window. Suite comprising bath, washhand basin and wc. Part wall tiled. Radiator. Vinyl floor covering.

Garden

There are private gardens to the front/side of the flat laid out to lawn for ease of maintenance and a shared drying area to the rear.

These particulars do not form part of any contract. While every effort has been made to ensure their accuracy, the statements contained herein are not guaranteed. In particular:

- (a) measurements have been taken by a laser device and are approximate only;
- (b) services and appliances have not been tested for efficiency or safety;
- (c) no warranties are given as to the compliance with any regulations. Intending purchasers should satisfy themselves on these and other matters.



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