



*THREE BEDROOM DETACHED HOUSE WITH
LARGE GARDENS, DRIVEWAY AND GARAGE*



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Introducing this charming three-bedroom detached house nestled on the desirable Rullion Road in Penicuik. Boasting a wealth of space and modern amenities, this property promises a comfortable and convenient lifestyle.

Upon entering, you are greeted by a welcoming entrance hall leading to the spacious living room, bathed in natural light streaming through its large windows. Flowing seamlessly from the living room is the dining area, ideal for hosting gatherings and dinner parties. Beyond lies the sun room extension, a delightful space flooded with sunlight, perfect for enjoying the tranquility of the outdoors from the comfort of your home.









The modern kitchen is a chef's delight, equipped with ample storage, workspace, and modern appliances including an electric hob. Its convenient layout offers easy access to the sun room, ensuring effortless indoor-outdoor living and dining experiences.







Upstairs, you'll discover three generously sized double bedrooms, each offering a peaceful retreat for rest and relaxation. Completing the upper level is a modern three-piece bathroom suite, providing convenience and comfort for the whole household.





Bedroom 1





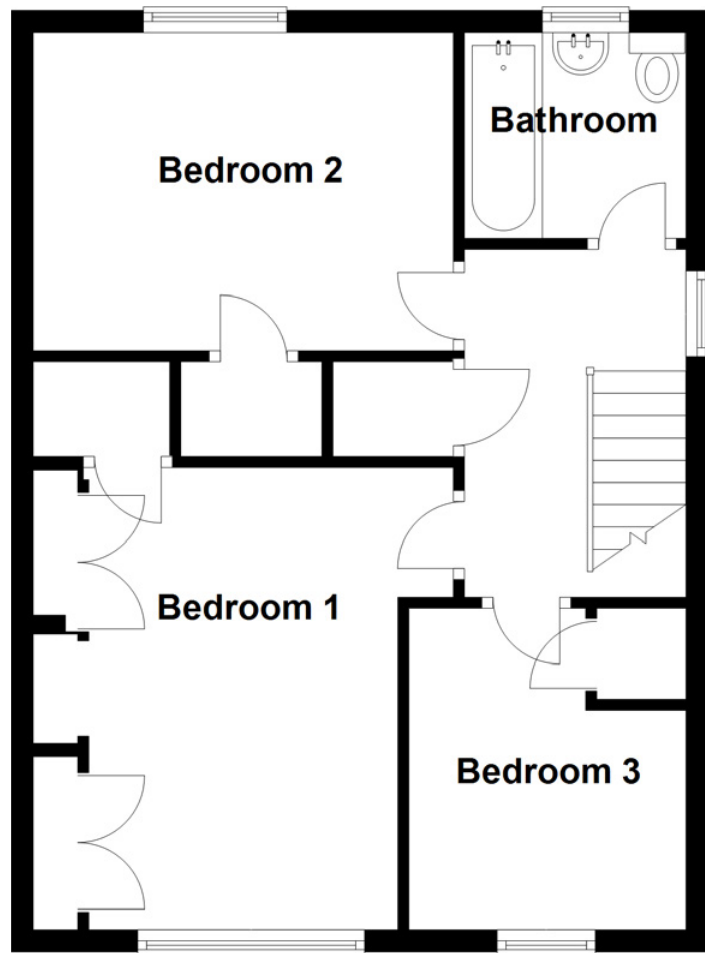
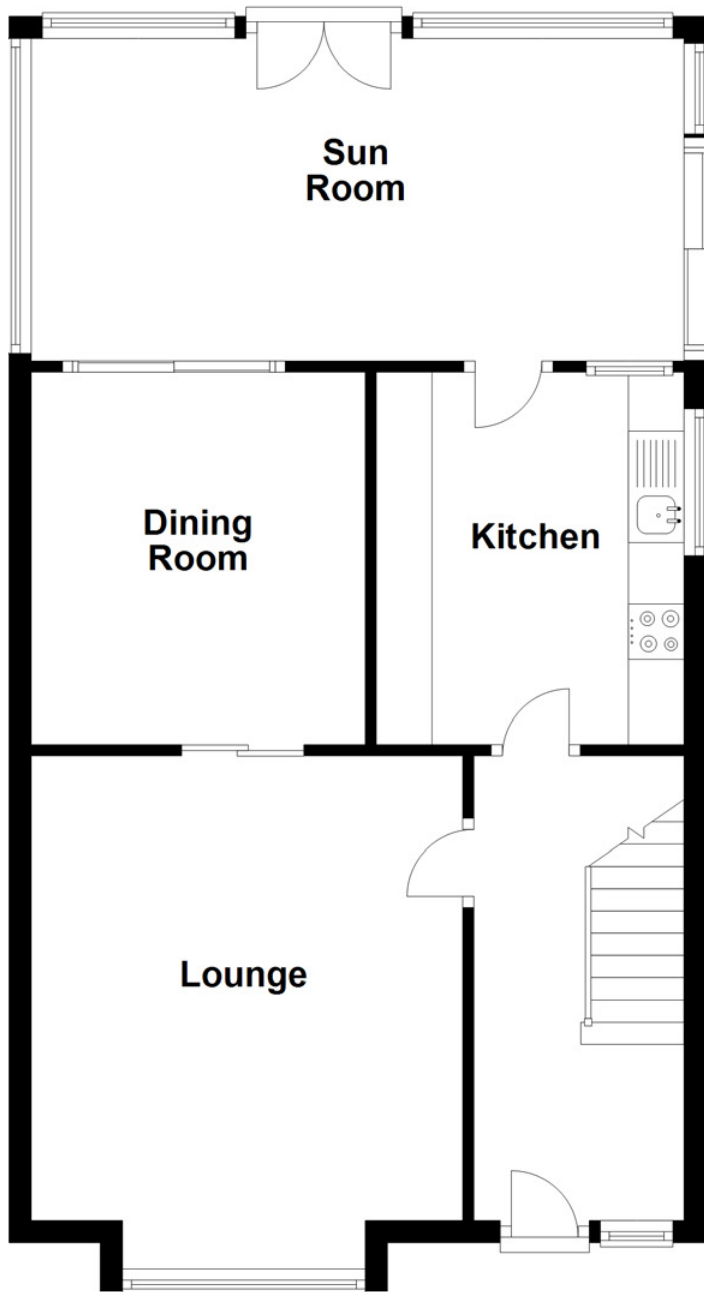
Bedroom 2





Bedroom 3





Approximate Dimensions

(Taken from the widest point)

Lounge	4.61m (15'2") x 3.88m (12'9")
Dining Room	3.35m (11') x 3.00m (9'10")
Sun Room	5.58m (18'4") x 2.90m (9'6")
Kitchen	3.35m (11') x 2.76m (9'1")
Bedroom 1	4.15m (13'7") x 2.00m (6'7")
Bedroom 2	3.77m (12'5") x 2.86m (9'4")

Bedroom 3	2.89m (9'6") x 2.49m (8'2")
Bathroom	1.99m (6'6") x 1.85m (6'1")

Gross internal floor area (m²): 106m²

EPC Rating: D



Outside, the property shines with its exceptionally well-maintained large garden to the rear, offering plenty of space for outdoor activities, gardening, or simply unwinding amidst nature's beauty. A smaller garden to the front adds to the charm of the property's curb appeal. Parking is never an issue with a driveway accommodating up to three cars, along with a separated garage providing additional storage space or shelter for your vehicle.

Combining space, style, and convenience, this delightful property on Rullion Road presents an opportunity for idyllic family living in a sought-after location. Don't miss your chance to make this house your new home. Schedule a viewing today!

200 Rullion Road



For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the southwest of the City, nine or ten miles from Edinburgh's City Centre, close to the Pentland Hills. It is an attractive little town completely surrounded by open countryside, which extends from here right into the borders. In terms of travelling time, Princes Street to Penicuik is generally a twenty-five to thirty minute drive, except at the busiest of times.

Being a self-contained, independent township, Penicuik is well served with every possible shopping facility, service and amenity. Much of the town centre is pedestrianised, making shopping both pleasant and entirely safe. Apart from the extensive variety of small shopping facilities, there is a branch of Lidl and a Tesco Superstore. Slightly further afield, a ten minute drive takes you to Straiton Retail Park where you will find a selection of shops including Asda, IKEA, Costco, Sainsburys and Marks & Spencers.

The town centre provides a wide choice of building society, banking, post office services and a health centre, which provides very comprehensive services, including those of a dentist.



Throughout Penicuik are a number of Primary and Secondary schools of both denominations. Just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with Library and swimming pool.

For those whose jobs require them to travel throughout Scotland, Penicuik is an excellent position. Only ten minutes away lies the Edinburgh City bypass, which gives access to all main routes, whilst Penicuik itself is on the main road to Peebles and all points south, and just off the road directly to Carlisle, which also gives easy access to Clyde Valley and the City of Glasgow.

The Location

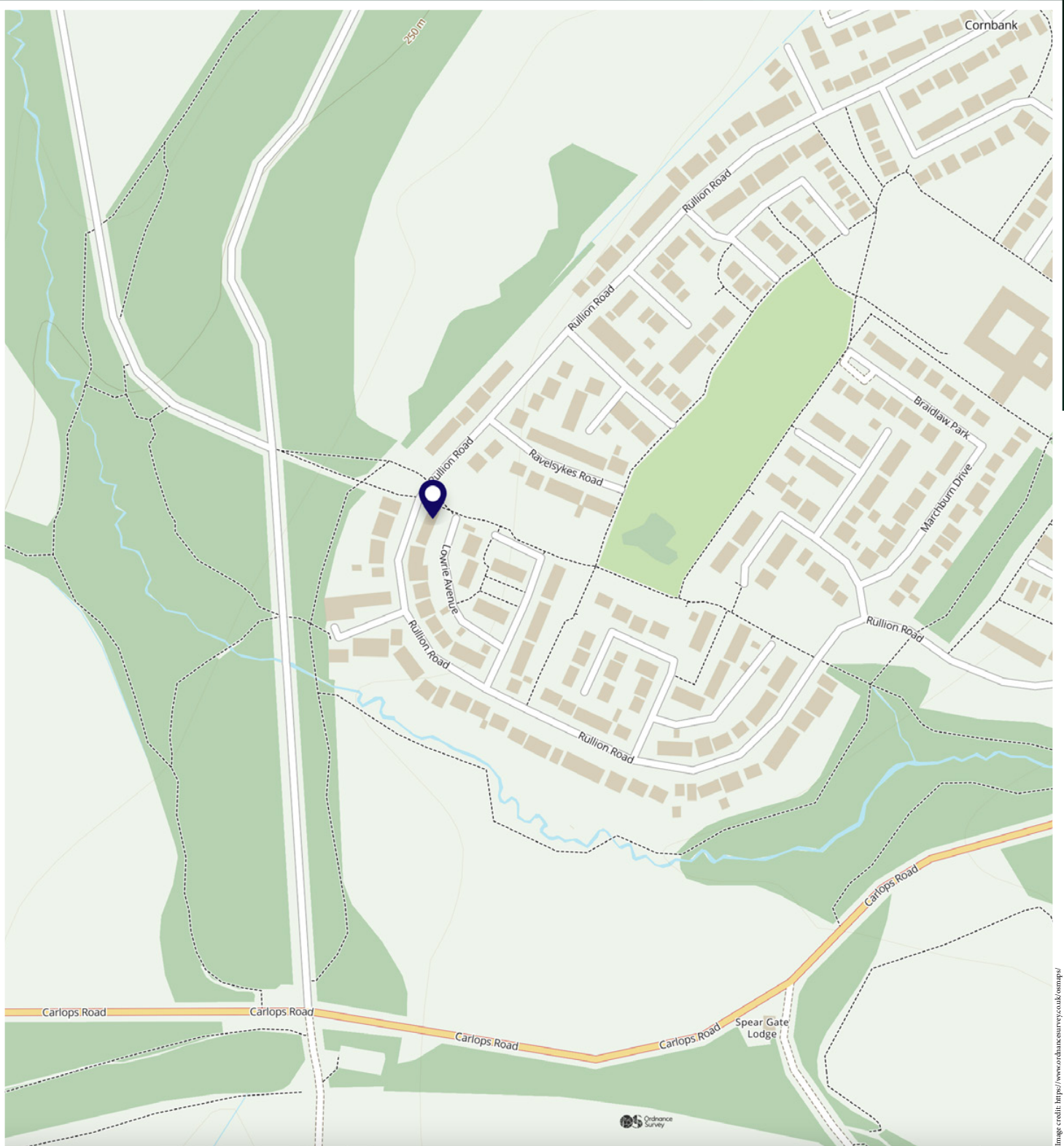


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THE SUNDAY TIMES
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