



10 Carlops Avenue, Penicuik, Midlothian, EH26 0DH

Bright, Beautifully Presented Two-Bedroom Flat

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Property Description

Bright, beautifully presented two-bedroom flat offering a welcoming and stylish living space. Ideally situated in the sought-after and vibrant area of Penicuik, just south of Edinburgh city centre.

The accommodation comprises an inviting entrance hallway, a spacious living and dining area, a well-appointed kitchen, two generous double bedrooms, and a modern bathroom.

Features include a contemporary kitchen with ample space for additional appliances, alongside a sleek and stylish bathroom. Further benefits include gas central heating and double glazing for year-round comfort and efficiency.

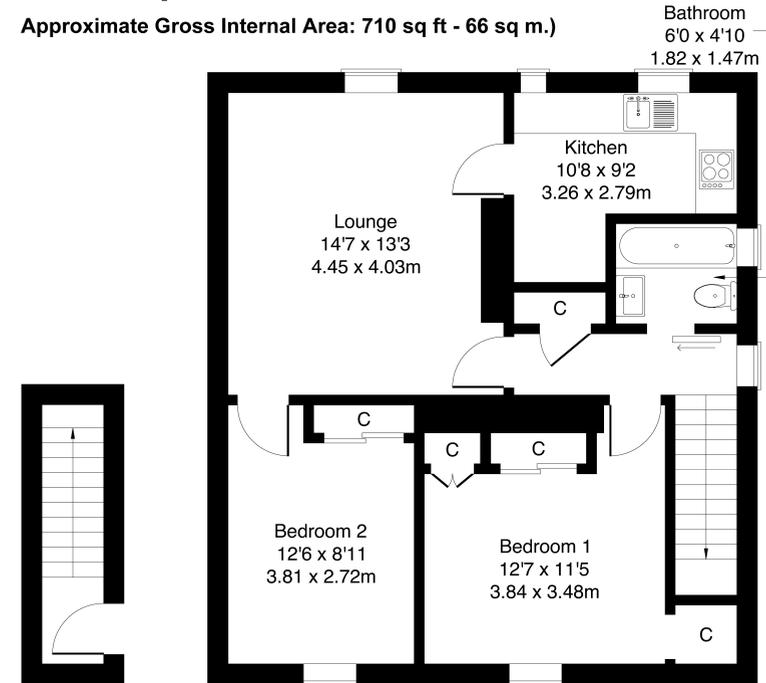
An inviting entrance hall features a carpeted staircase leading to the upper level, providing access to all rooms. The living room is finished with carpeted flooring throughout, complemented by light décor and a fireplace that creates a warm and welcoming atmosphere. Leading through to the kitchen area, this space is fitted with tiled-effect flooring, granite-effect countertops, a tiled-effect splashback, and a stainless steel sink with drainer, along with an integrated oven and gas hob with a canopy above, plus space for additional appliances.

Both bedrooms are tastefully finished in light tones, featuring carpeted flooring throughout and benefiting from built-in cupboards ideal for storage. Completing the property is the family bathroom, comprising a three-piece suite with a shower over the bath.



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Approximate Gross Internal Area: 710 sq ft - 66 sq m.)



Ground Floor

First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Nestled in the scenic heart of Midlothian, Penicuik perfectly blends countryside calm with city convenience, making it an ideal choice for commuters seeking a relaxed lifestyle without sacrificing accessibility. Located just minutes from the Edinburgh City Bypass, the town offers excellent road links via the A701 and A702, as well as frequent bus services to Edinburgh and nearby areas. Penicuik boasts a wide range of amenities, including major supermarkets such as Tesco and Lidl, diverse high street shops, banking and postal services, as well as a vibrant selection of

restaurants, cafés, and traditional pubs. Family-friendly facilities abound, with excellent schools, a local library, and a modern leisure centre equipped with a gym and swimming pool. Surrounded by the Pentland Hills and the River North Esk, the area offers a wealth of outdoor activities, including walking, cycling, climbing, golf, and skiing on the nearby Hillend dry slope, catering to all interests and lifestyles.





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