



8b High Street, Penicuik, Midlothian, EH26 8HW

Beautifully Presented and Spacious, Two-Bedroom Duplex Apartment

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Property Description

Beautifully presented and spacious, two-bedroom, duplex apartment, with private patios and an allocated parking space. Forming part of an iconic, period, stone-built building conversion, located in the heart of Penicuik, Midlothian.

Comprises an entrance hall, an open plan living/dining room and kitchen, a flexible, mezzanine space, two double bedrooms, an en-suite shower room and a family bathroom.

Highlights include a stylish kitchen, with integrated appliances, contemporary bathrooms, modern lighting and solid oak flooring. Finished with light neutral decor throughout, there is also excellent storage provision, gas central heating and double glazing.

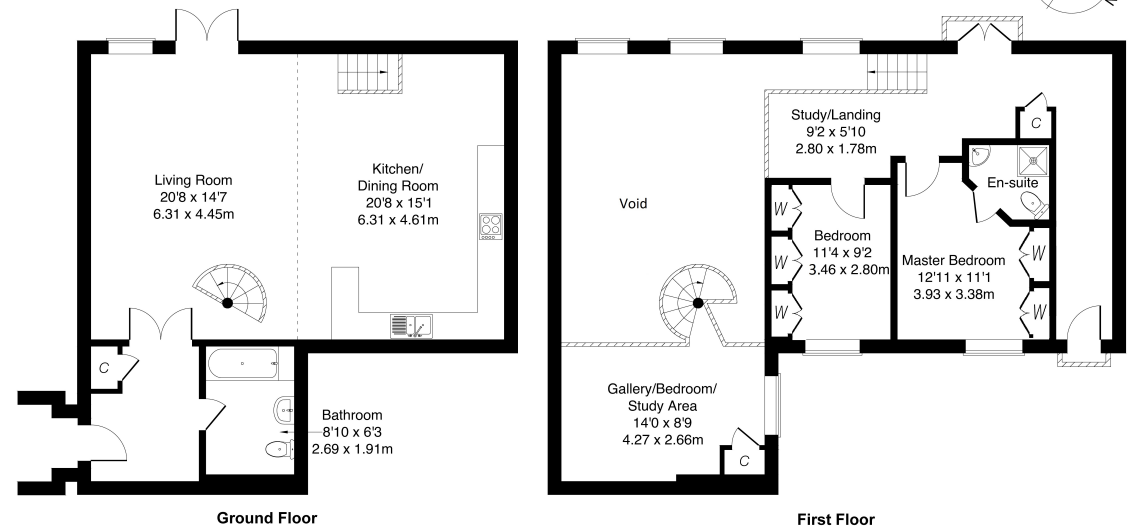
There is dual access both from street level and from the first floor, with car park access, whilst enclosed private patios are also on both levels. The development includes a secure entry, a private car park for residents, bike storage and an impressive communal stairway, with a cupola, giving access to a shared roof terrace.

A bright, welcoming entrance hall, with storage, leads into the apartment's stunning, open-plan kitchen, living and dining room. Enjoying impressive dimensions and finished with neutral decor and solid oak flooring, the light-filled, double-height space offers a versatile floorplan for both lounge and dining furniture, opens onto an enclosed, private patio and flows into a stylish contemporary kitchen, fully integrated with an oven, a microwave, an induction hob, a stainless-steel canopy, a fridge/freezer and a dishwasher.

A versatile mezzanine floor, with storage, is reached by a spiral stair, whilst an open staircase leads to a spacious, flexible landing on the first floor, providing dual external access, including French doors to a further enclosed, private patio. The home's tastefully presented master bedroom enjoys integrated wardrobes and a modern, en-suite shower room, whilst the second double bedroom benefits from a wall of fitted storage.

Completing the accommodation, a family bathroom is accessed from the hall and comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls.

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Approximate Gross Internal Area: (1421 sq ft - 132 sq m.) (Excluding Void Area)



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

Area Description

Penicuik is a Midlothian town in a rural setting, a short drive from the Edinburgh bypass. Ideally placed for commuters, Penicuik offers a broad range of amenities including good local shopping, Tesco and Lidl supermarkets, banking and post office services, and numerous restaurants, pubs and cafes. Well-regarded schooling at all levels is available locally, and there is a library and a leisure centre with a gym and swimming pool. Lying

between the Pentland Hills and River North Esk, the adjacent countryside caters for a wide range of outdoor pursuits including walking, climbing, cycling, golf, and skiing at the Hillend dry-ski facility. The A701 and A702 provide extensive links north and south, and there are regular bus services linking to Edinburgh centre and other local destinations.





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