







## 61 Royal Court

Penicuik, Midlothian, EH26 0JH

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## Summary

This two-bedroom semi-detached house is brought to market in move-in condition, offering buyers the appealing combination of neutral interiors and modern finishings. The attractive home further benefits from allocated parking and a south-facing rear garden, which is fully enclosed and laid with a neat lawn and patio areas. The property forms part of a popular development in Penicuik, and is within easy reach of amenities, schools, and transport links.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and an undercounter washing machine to be included in the sale.

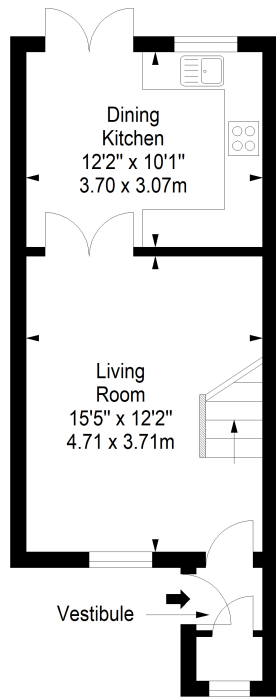
## Features

- A beautiful semi-detached house
- Located in popular Penicuik
- Part of a family-friendly development
- Neutral interior design throughout
- Entrance vestibule with storage
- Living room with wall-mounted fireplace
- Dining kitchen with rear garden access
- Two bedrooms with built-in wardrobes
- Modern three-piece shower room
- Well-maintained front and rear gardens
- Allocated parking
- Gas central heating and double glazing

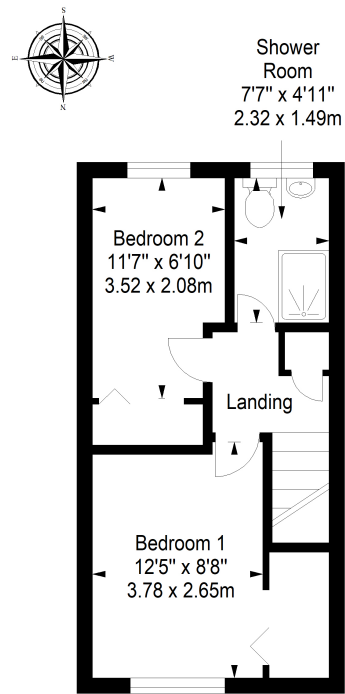


# Floorplan

**Ground Floor**  
Approx. 31.9 sq. metres (343.4 sq. feet)



**First Floor**  
Approx. 29.8 sq. metres (320.8 sq. feet)



Total area: approx. 61.7 sq. metres (664.2 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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