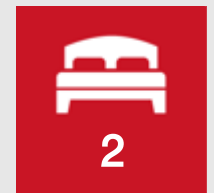
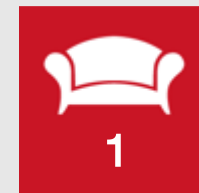


2 Croft Street, Penicuik,
Midlothian EH26 9DJ





Summary

A beautiful main door flat, tucked away in Penicuik's Croft Street. This charming two bedroom property features a welcoming hall, a bright sitting room that flows seamlessly into a contemporary fitted kitchen, two double bedrooms (one with its own dressing room), and a modern shower room. The property also includes gas central heating, double glazing, and access to a shared garden with useful outhouses. With carefully updated interiors and excellent location, it offers a comfortable and attractive home or investment opportunity.

Features

- Main door flat
- Well positioned in popular Penicuik
- Impressive modern finish and fresh décor
- Open plan Lounge/kitchen
- Two generous double bedrooms
- Dressing room off principal bedroom
- Smart shower room
- Gas central heating & double glazing
- Shared garden with outhouses
- Ideal first time buy or rental investment

Room Measurements

Living/ Kitchen/Dining Room: 6.76m x 4.14m (22'2" x 13'7")
 Bedroom 1 (Double): 3.39m x 2.53m (11'1" x 8'4")
 Dressing/Storage Room (off Bed 1): 2.94m x 2.17m (9'8" x 7'1")
 Bedroom 2 (Double): 3.02m x 2.86m (9'11" x 9'5")
 Shower Room: 2.83m x 1.52m (9'3" x 5'0")
 Outhouse Storage 1: 2.44m x 0.90m (8'0" x 3'0")
 Outhouse Storage 2: 1.63m x 1.36m (5'4" x 4'6")

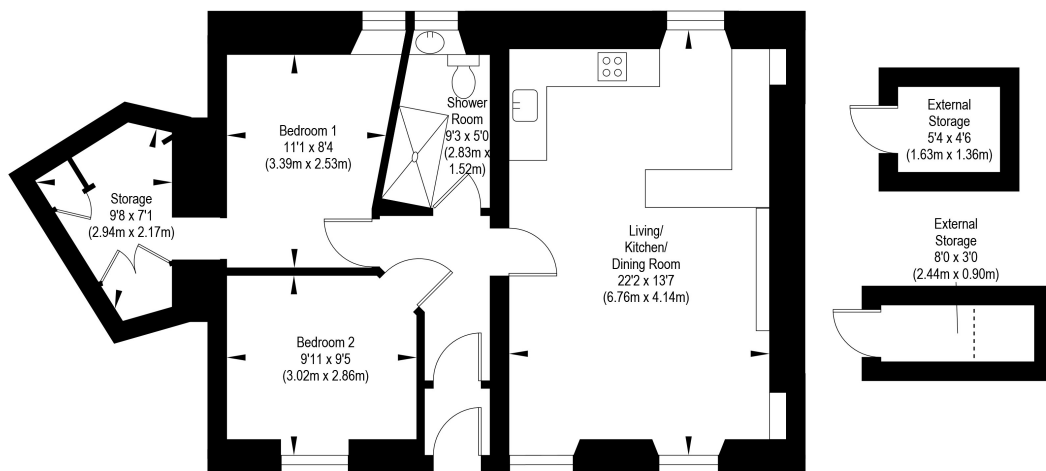


Floorplan



Approx. Gross Internal Floor Area 61 Sq M / 654 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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