



**84 John Street, Penicuik, Midlothian, EH26 8NF**

Light & Well Presented, Two-Bedroom, Mid-Terrace House

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# Property Description

Light and well presented, two-bedroom, mid-terrace house with private front and rear gardens, located in the heart of the popular town of Penicuik, Midlothian.

Comprises: an entrance hall, living/dining room, kitchen, two double bedrooms, and a bathroom.

Features include a fitted kitchen, modern bathroom, contemporary flooring, gas central heating and double glazing. In addition, there are well proportioned room sizes and good storage including a loft space.

To the front, there is an easily maintained patio and synthetic turf lawn. To the rear, an enclosed rear garden includes a paved patio, lawn, and store shed.

A welcoming entrance hall features an under-stair storage space and modern wood-effect flooring which carries through to the kitchen and the stairway. The spacious, dual-aspect living room has room for both lounge and dining furniture, and includes quality flooring and two pendant light fittings.

Rear-facing, the kitchen includes a door out to the garden and a built-in storage cupboard. The kitchen is fitted with traditional-style units, stone-effect worktops with a matching surround, a sink with drainer, fridge/freezer, and an integrated washing machine, electric oven and ceramic hob.

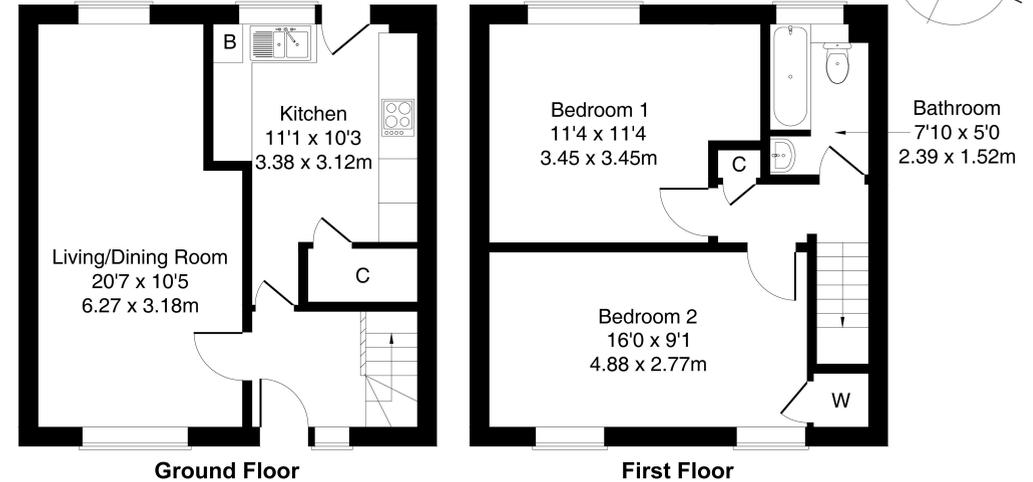
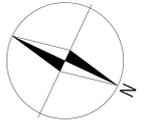
On the first floor, bedroom one overlooks the rear garden and features carpeted flooring and ample room for bedroom furniture. Generously sized bedroom two is front-facing, with a built-in wardrobe, two windows, and wood-effect flooring. The fully tiled bathroom is fitted with a modern suite including a shower unit over the bath and a ladder-style radiator.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (797 sq ft - 74 sq m.)



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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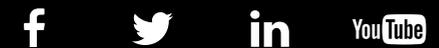
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