

9 JOHN KNOX PLACE
PENICUIK
EH26 8DB



Stewart Watt & Co., S,S,C
Residential Property



Spacious and well maintained detached family home

Viewing by appointment only call 0131 337 9692

OFFERS OVER £170,000

- Open Plan Lounge and Dining Room
- Fully Equipped Kitchen
- Master Bedroom with Fitted Wardrobe
- Double Bedroom with Fitted Wardrobe
- Double Bedroom with Modern En Suite
- Modern Bathroom
- Enclosed Rear Garden
- Extras

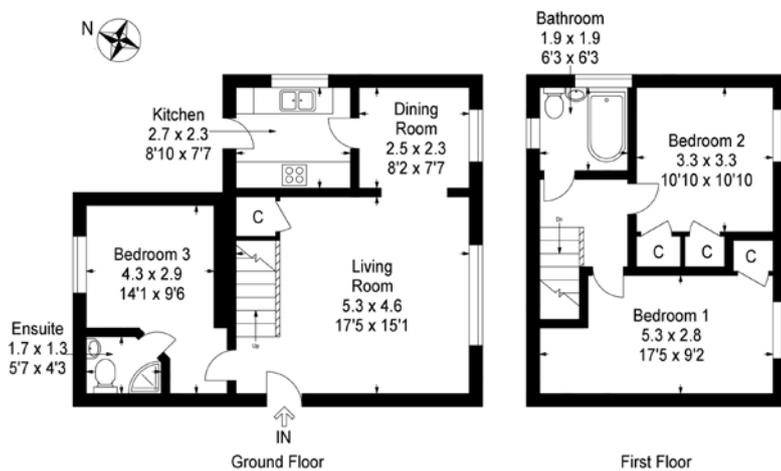


This bright and well-presented detached home is an ideal choice for families of any age. Located in the popular area of Penicuik, this property provides easy access to the city of Edinburgh while maintaining a peaceful, rural setting.

Inside, the property comprises: A spacious living room with open-plan dining area, a fully equipped kitchen with a range of base and wall units, a double bedroom – which has been repurposed as a home office – with a crisp en-suite shower-room. Upstairs we find the master bedroom which is equipped with a fitted wardrobe and storage cupboard, a double bedroom also featuring a fitted wardrobe and the well maintained modern bathroom. Externally, the property features a front garden with a colourful floral display and a storage shed, meanwhile to the rear we have a cosy enclosed garden, perfect for catching the afternoon sun.

Roughly 9 miles away from the city of Edinburgh, the town of Penicuik is a convenient location for people looking to spend time in and around the centre of town but remains a peaceful locale. The various bus routes can take us into the centre in half an hour, while the city bypass is also within close proximity, providing easy access to the UK motorway network for inter-city commuters.

There are several local amenities surrounding the property. For any shopping needs, the Tesco superstore is a 5 minute walk away, meanwhile there are various pubs, takeaways and restaurants in the area. Penicuik is a great area for families, Cuiken Primary, Strathesk Primary, Penicuik High School and Beeslack High School are all within walking distance of the property and there are several leisure facilities including the local Penicuik skate park and Penicuik Athletic Football club.



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