



## 18 Imrie Place

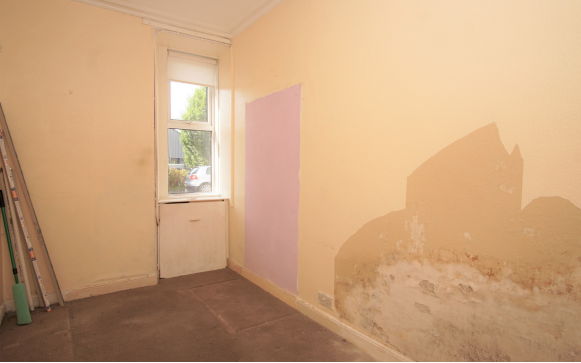
Penicuik, EH26 8HY

Offers Over £115,000

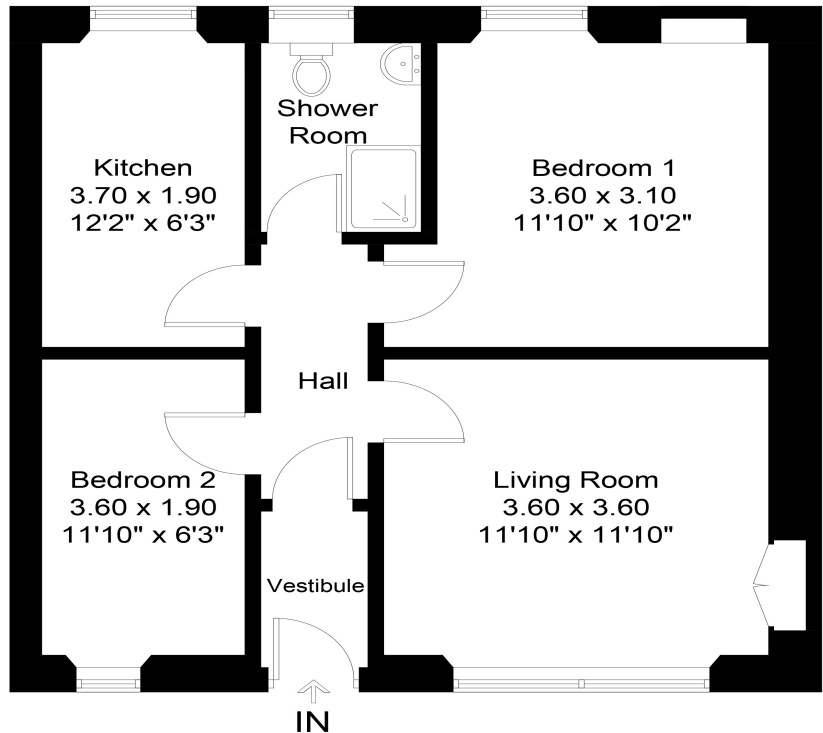
Viewings: Please call 07719 560 918

A Traditional 2-Bedroom End-of-Terrace Lower Flat  
Within A Quiet Cul-de-Sac Close To Shops, Services &  
Transport Links And Offering Excellent Prospects To  
Create A Lovely Home

- Double Bedroom
- Second Bedroom
- Living Room
- Kitchen
- Bathroom
- Hall
- Gas Central Heating
- Double Glazing
- Private Garden Plot
- Free On-Street Parking



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plan for identification purposes only. Sizes are approximate and typically taken at widest  
Not to scale.

### The Accommodation

This lower, main door flat forms part of an attractive traditional terrace within a quiet cul-de-sac that is only a short walk away from supermarket shopping, services and bus links.

The property requires substantial refurbishment but does benefit from having gas central heating with a *combi* boiler and double glazing.

There is an external storage facility and an overgrown private garden plot to the rear, plus unrestricted on-street parking to the front.

The property offers a super opportunity to create an attractive home nicely located in a quiet street and early viewing is recommended.

Arrange a viewing by calling 07719 560 918 today.

Energy Rating: D Council Tax Band: B

#### Location

The Midlothian commuter town of Penicuik is situated approximately five miles south-west of Edinburgh's boundary, built along the banks of the River North Esk. The town offers a comprehensive range of amenities, including high-street stores, independent retailers, cafés, pubs, and restaurants, as well as major supermarkets. The extensive Straiton Retail Park is only a short drive away for more extensive shopping options. Penicuik also has first-class recreational facilities, including a variety of bars and restaurants, a leisure centre with a swimming pool and library, sports clubs, golf courses, and plenty of outdoor activities in the surrounding countryside. The Pentland Hills are easily accessible, and there is skiing at Hillend. Families will appreciate the well-represented schooling from nursery to senior level. Penicuik has easy access to the city by-pass and a frequent bus service linking Edinburgh's city centre and surrounding towns and villages.

#### Interested?

Call 0131 661 0015 or 07771 757911 for more details now.

Prospective buyers should note interest via their solicitors as soon as possible after viewing, so that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and are not bound to accept the highest or any offer. Whilst these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. All measurements are approximate and floor plans show general layout only. None of the services or appliances within the property have been tested by the selling agent, so no warranty can be given as to their compliance with any regulations.



## Your Personal Professional Property Service

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