



**7 John Knox Place, Penicuik, EH26 8DB**  
**OFFERS OVER £130,000**



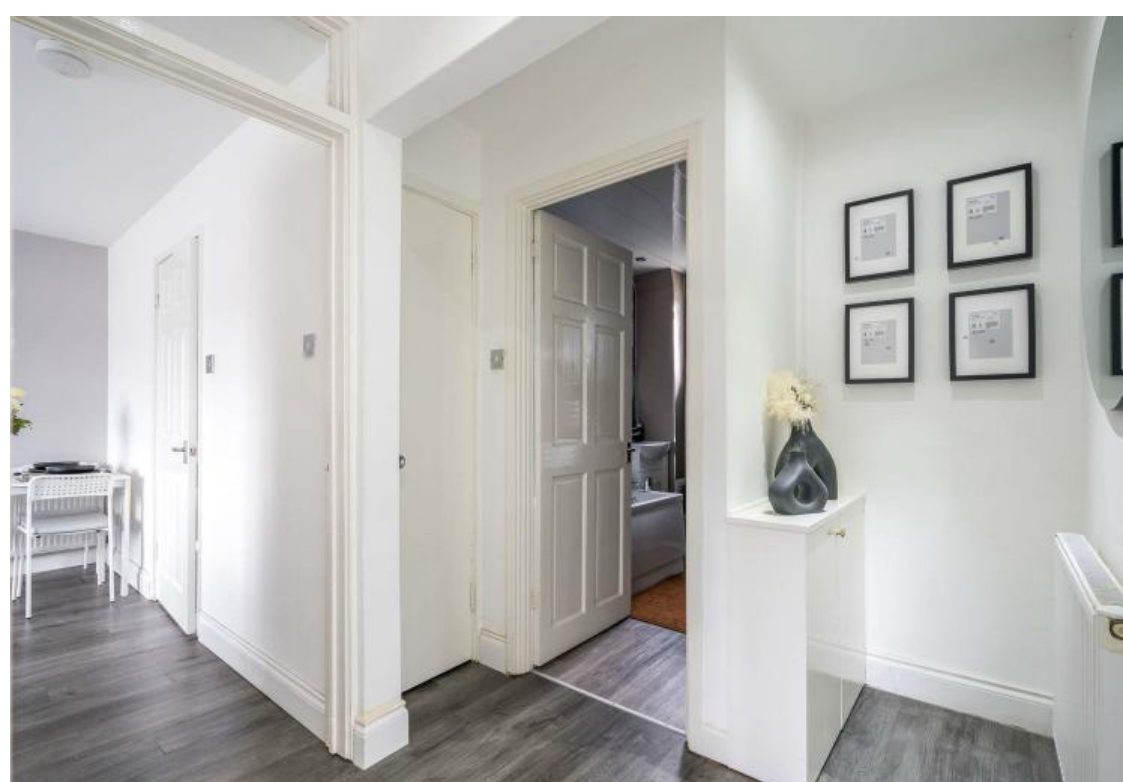
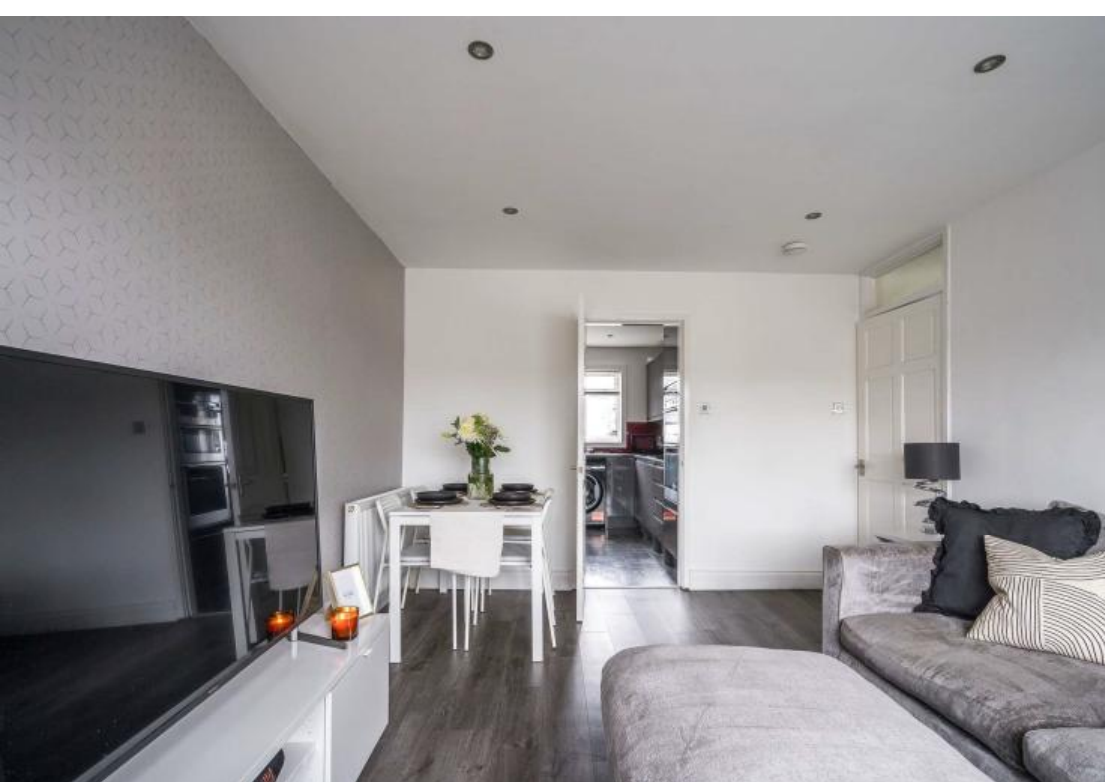
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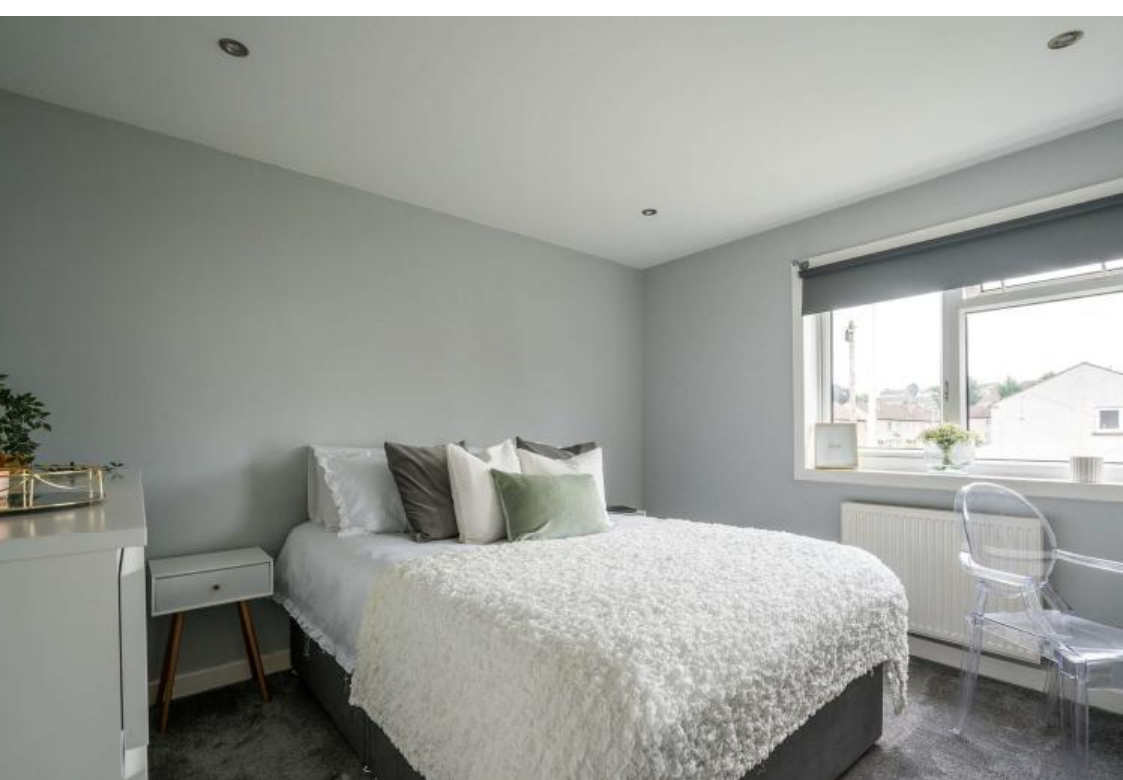


With a wonderfully modern, light, and airy ambiance, this is a beautifully presented two-bedroom upper villa in the heart of Penicuik. Peacefully set in a quiet cul-de-sac, the front door opens into an inviting hallway which in its sophisticated monochrome décor sets the scene for the property. From here, you enter a bright and spacious west-facing living room. With a front aspect and space for dining, this is an inviting living and reception space perfect for relaxing after a long day or entertaining friends. The interior of grey wood-inspired flooring and crisp white walls with a statement accent wall in a complementary darker shade is both chic and comfortable. Conveniently adjoining the living room is a modern designer kitchen. Sleek gloss handleless grey wall and floor units and a red splashback sit alongside high-spec integrated appliances including an eye-level double oven and hob, whilst a vertical radiator is a stylish touch



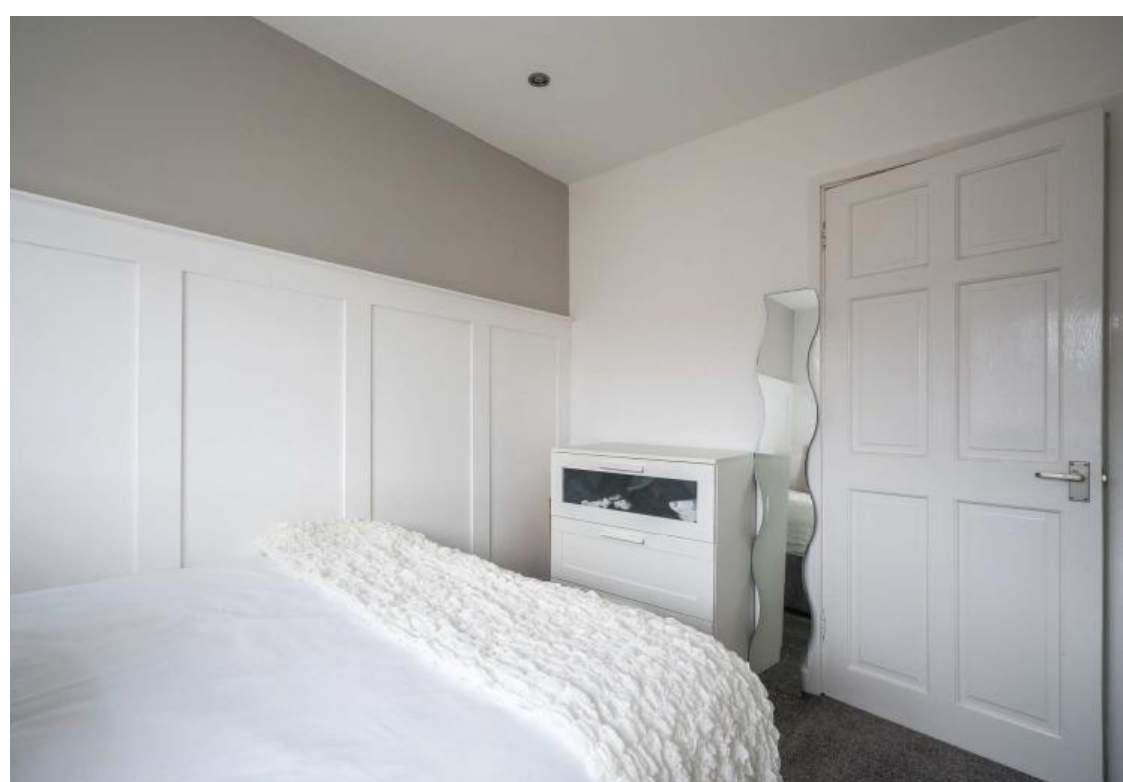
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Across the hallway, lie the two elegant east-facing double bedrooms both of which boast a calm colour palette, plush carpeting, built-in storage, and plentiful natural light. Completing the internal accommodation is a well-appointed bathroom presented in on-trend greys and whites and comprising of a WC, washbasin built into vanity, bath with a wall-mounted shower, and a chrome towel radiator.





Externally, the house enjoys a low-maintenance shared rear garden with a small lawn, paved seating area, and a large garden shed. Residents enjoy ample on-street parking. An efficient gas central heating system along with double glazing ensures the house is warm all year round. The property enjoys an ideal location within walking distance of local leisure and retail amenities.

Penicuik, approximately nine miles south-west of Edinburgh, is a popular Midlothian town. The gateway to the Scottish Borders, it is surrounded by picturesque countryside and is perfect for exploring such places as Roslin Glen Country Park with woodland and riverside walks and The Pentland Hills Regional Park. Discover superb leisure pursuits at the Midlothian Snowsports Centre, Glencorse Golf Club, local bowling and cricket clubs, and the popular leisure centre which boasts a swimming pool, gym, and soft play. There are an array of restaurants and bars to enjoy in the town. Penicuik has a wide variety of shops including a Tesco and Lidl, and Straiton Retail Park which is a fifteen-minute drive houses a Starbucks, Marks and Spencer Simply Food, and Next amongst others. There is local schooling across both primary and secondary. Perfect for commuters, Penicuik provides quick access to the City Bypass and Edinburgh International Airport. Regular buses also take you into Edinburgh City Centre in under an hour.

## Get in touch



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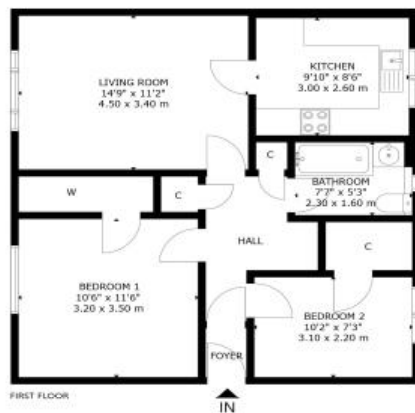


## Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



GROUND FLOOR



FIRST FLOOR

7 JOHN KNOR PLACE, EDINBURGH, EH9 8DB  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 968 SQ FT / 82.80 M<sup>2</sup>  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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