





Penicuik

24 Rullion Green Avenue, Penicuik, EH26 0RT

Independent Estates



Directions

Traveling along the Edinburgh Road at Tesco traffic lights turn into Queensway and continue along this route onto Rullion Road. Take the fifth on your left into Rullion Green Avenue and the property is situated on your right identified by our for sale board.

Viewing

Strictly by appointment via Independent Estates

Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

Rooms

Entrance Hallway	2.95m x 1.01m	Lounge	3.93m x 3.72m
Kitchen	3.07m x 1.83m	Bedroom	3.61m x 2.60m
Shower Room	2.39m x 1.75m		

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

Independent Estates are delighted to welcome to the market this refurbished and beautifully presented one bedroom lower flat. Set in an ideal private cul de sac location with frequent transport links into Edinburgh city centre, this is a fantastic opportunity for a first-time buyer or a buy-to-let investor. Entrance to property via side facing upvc door with glass insert leading to entrance hallway. Entrance hallway with laminated flooring gives access to all accommodation including lounge, kitchen, double bedroom, shower room and fitted storage. Generous lounge with rear facing patio doors overlooking rear patio and laminated flooring. The lounge gives access to rear facing newly fitted kitchen comprising range of base and wall mounted units, ample work surfaces, decorative splashback, integral fridge/freezer, washing machine, oven, hob, extractor and laminated flooring.

Front facing double bedroom with fitted mirrored wardrobes and carpet. Front facing upgraded shower room comprising low flush wc, wash hand basin, shower cubicle, decorative shower wall (tile effect) and laminated flooring.

The property boasts full gas central heating and double glazing throughout. Private mono block parking to front of property with small planted border. Private rear garden is mainly laid to paving with timber fencing.

EXTRAS- All floor coverings, light fittings and window blinds.



Offers Over £133,000