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PENICUIK, MIDLOTHIAN, EH26 8JN



*MID-TERRACED HOUSE THAT IS PRESENTED
TO THE MARKET IN EXCELLENT CONDITION*



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McEwan Fraser is delighted to present this mid-terraced house that is presented to the market in excellent condition. The property has two double bedrooms, a box room, a spacious living and dining room, a well-proportioned kitchen, a modern bathroom, and front and rear gardens. It also boasts gas central heating and double glazing. A house in this condition is sure to appeal to a broad range of buyers and internal viewing is highly recommended.



The accommodation is focused on the spacious living room which is dual-aspect and naturally bright. The living room has plenty of space for a large suite and a formal dining table and the new owner will have plenty of flexibility to create their ideal entertaining space. The kitchen is accessed from the living room and includes a generous range of contemporary base and wall-mounted units. There is a mixture of integrated and free-standing appliances.







Climbing the stairs, the first-floor landing gives access to both bedrooms, the box room, and the bathroom. Bedroom one is a bright and attractive bedroom that overlooks the front garden. There is integrated storage and plenty of space for free-standing furniture. The second double bedroom overlooks the rear garden and also has integrated storage. The box room is the perfect place for a home office or nursery. The accommodation is completed by the bathroom which has a three-piece white suite with a mains shower over the bath.





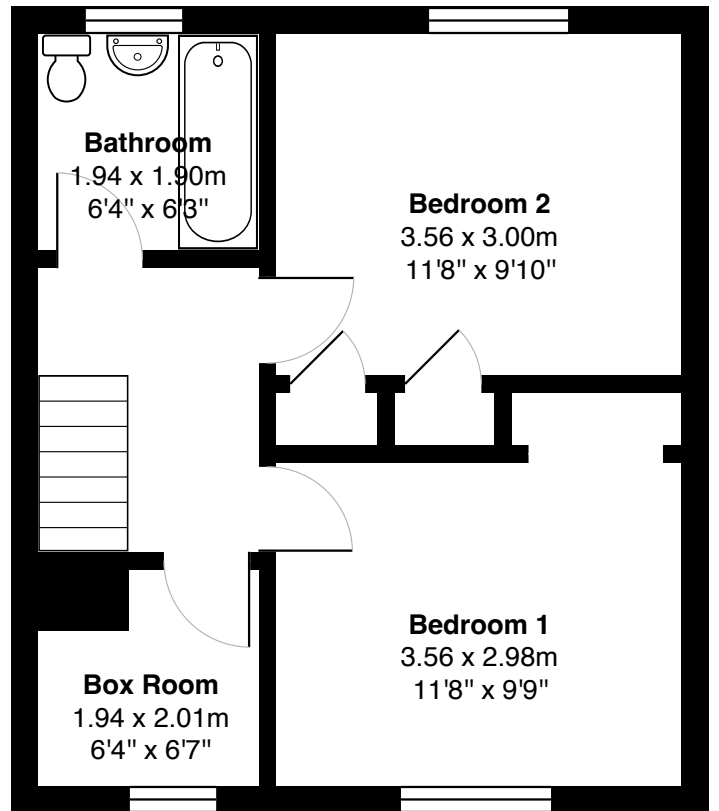
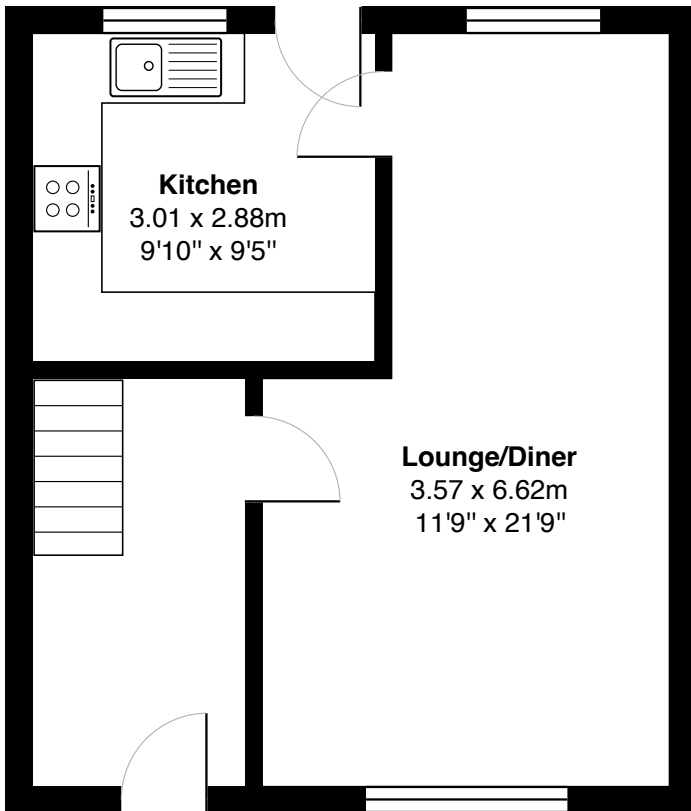
Bedroom 1





Bedroom 2





Gross internal floor area (m²): 73m²

EPC Rating: C

Floor Plan



The front and rear gardens are both low maintenance and beautifully landscaped. The rear garden has a particularly generous patio which is perfect for entertaining.





Penicuik is a thriving township lying to the southwest of Edinburgh, approximately ten miles from the city centre and close to the Pentland Hills. It is an attractive town completely surrounded by open countryside, which extends right into the borders. In terms of travelling time, Princes Street to Penicuik is generally a twenty-five to thirty-minute drive, except at busy times.

A self-contained, independent township, Penicuik is well served with every possible shopping facility, service, and amenity. Much of the town centre is pedestrianised, making shopping both pleasant and entirely safe. Apart from the extensive variety of small shopping facilities, there is a branch of Lidl and a Tesco Superstore. A ten-minute drive takes you to Straiton Retail Park where you will find a selection of shops including Asda, IKEA, Costco, Sainsbury's, and Marks and Spencer. The town centre provides a wide choice of building societies, banking, Post Office services, and a health centre, which provides very comprehensive services, including those of a dentist. Throughout Penicuik are several primary and secondary schools of both denominations. Just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with a library and swimming pool. There is easy access to the Edinburgh City Bypass, which gives access to all main routes, whilst Penicuik itself is on the main road to Peebles and all points south and just off the road directly to Carlisle, which also gives easy access to Clyde Valley and the city of Glasgow.

The Location

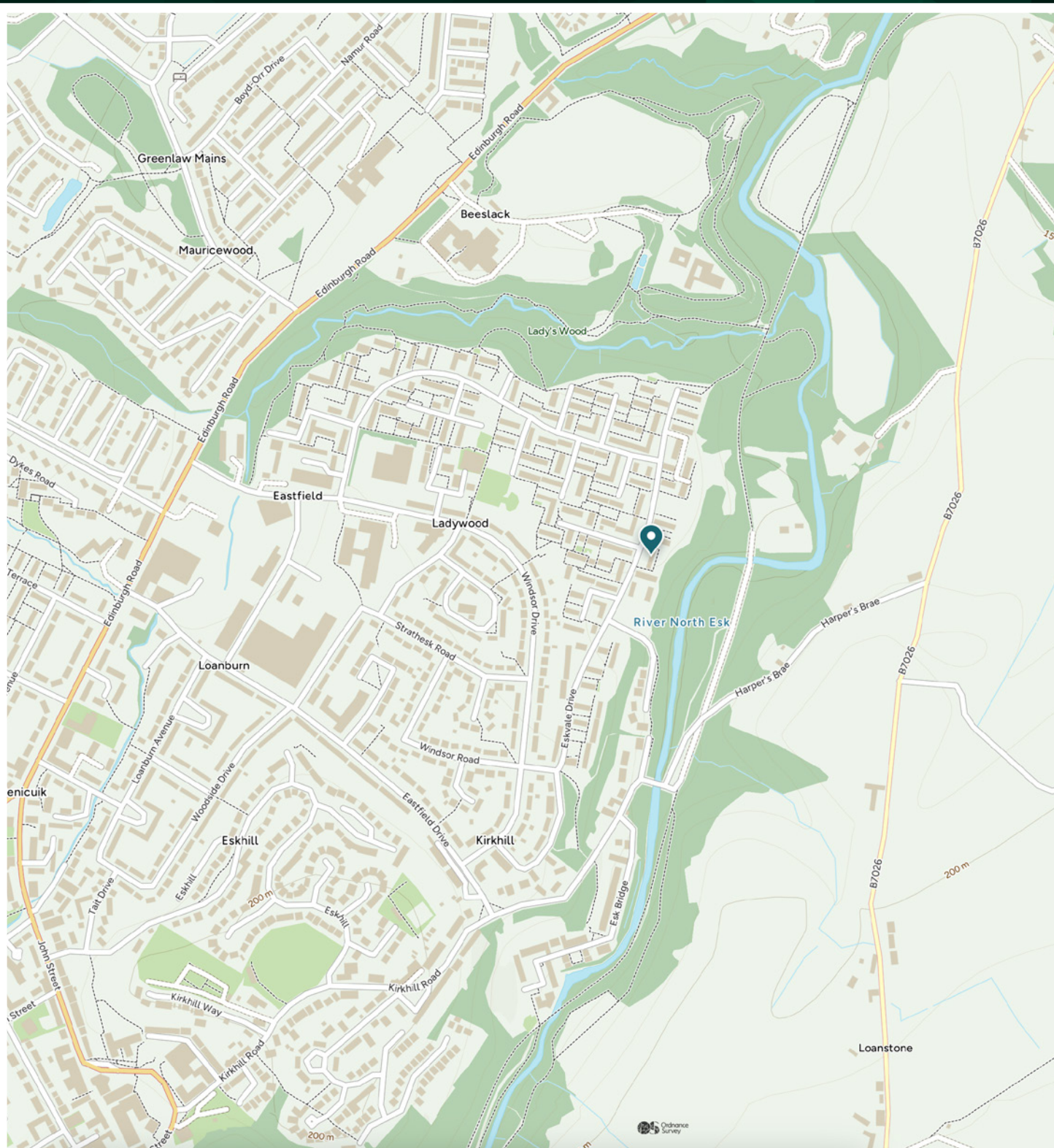


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