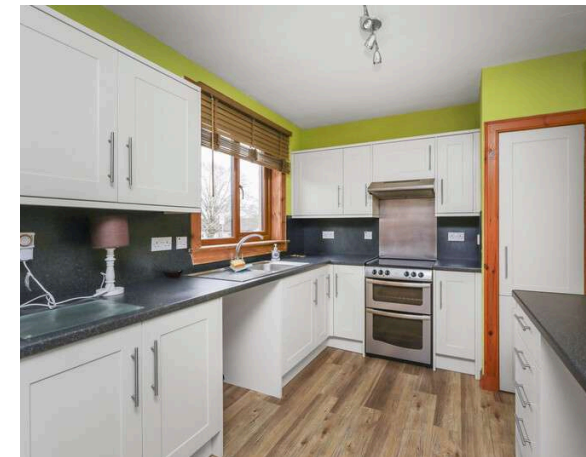




24 Cuiken Terrace, Penicuik, Midlothian, EH26 0DX

www.mcdougallmcqueen.co.uk



Welcome to Cuiken Terrace, an attractive two bedroom end of terrace property offering bright and spacious accommodation arranged over two floors with private gardens to the front and rear. The property is conveniently located in the popular Midlothian town of Penicuik, close to an abundance of local amenities, schooling and quick transport links. Cuiken Terrace makes an excellent first time buy suited to singles, couples, and small families, or indeed a fabulous investment opportunity. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance porch.
- Living room with French doors allowing direct access to the rear garden.
- Fully fitted dining kitchen with a range of wall and base units, large understairs cupboard.
- Upper landing with hatch to attic storage.
- Rear facing double bedroom with storage cupboard.
- Front facing double bedroom, cupboard housing the boiler, further storage cupboard.
- Bathroom presented as a shower room comprising WC, wash hand basin and corner shower cubicle.
- Gas central heating.
- Double glazed throughout.
- Private gardens to the front and rear along with a garden shed.
- On street parking bays.



Location

The popular town of Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian. It therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular public transport service to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.

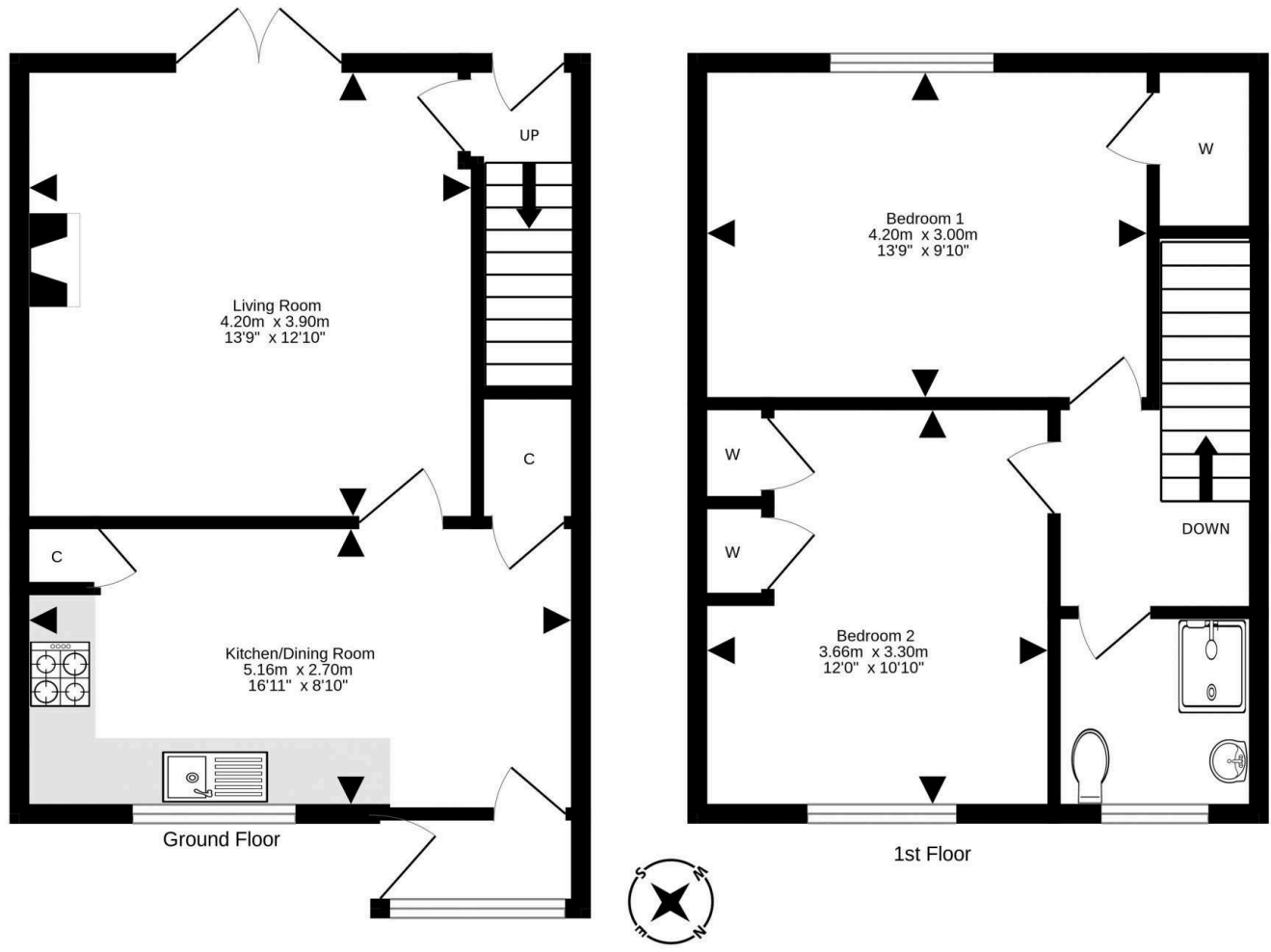
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted. Other items of furniture may be included by negotiation. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

