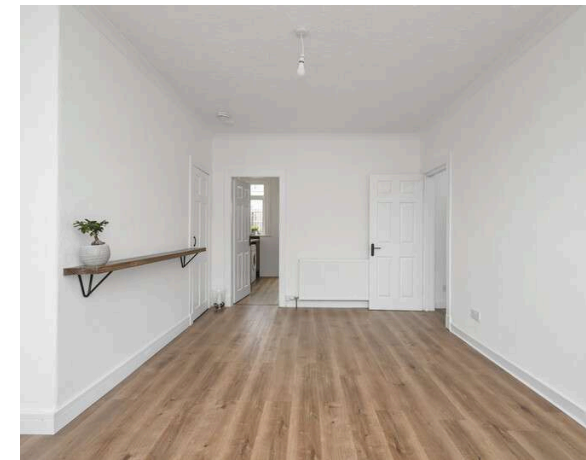




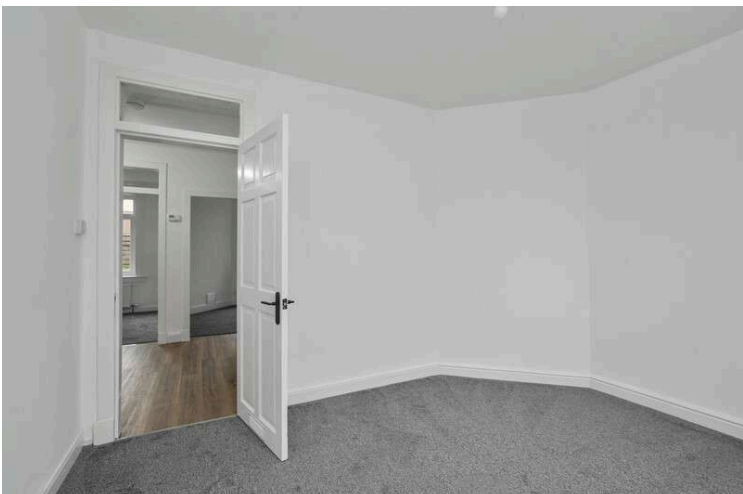
6 Pentland Terrace, Penicuik, Midlothian, EH26 OEG

www.mcdougallmcqueen.co.uk



Welcome to Pentland Terrace, this bright and well-proportioned three bedroom main door lower villa offers excellent accommodation with a private garden to the front along with a driveway, rear with a lovely patio area. The property has been refurbished and finished to a high standard by the current owners to include a newly fitted kitchen and bathroom along with new flooring and fresh décor. Presented to the market in immaculate order throughout, we would recommend an early viewing.

- Reception hallway with a useful storage cupboard
- Bright and spacious front facing living room
- Newly fitted kitchen equipped with a range of wall and base units along with integrated appliances. Door accesses the rear garden
- Three bedrooms
- Newly installed bathroom comprising WC, wash hand basin, bath with shower over
- Gas central heating - boiler installed 2020.
- Double glazing throughout
- Private garden to the front and rear
- Driveway
- On street parking



Location

Penicuik is a much respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is ski-ing at Hillend. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.

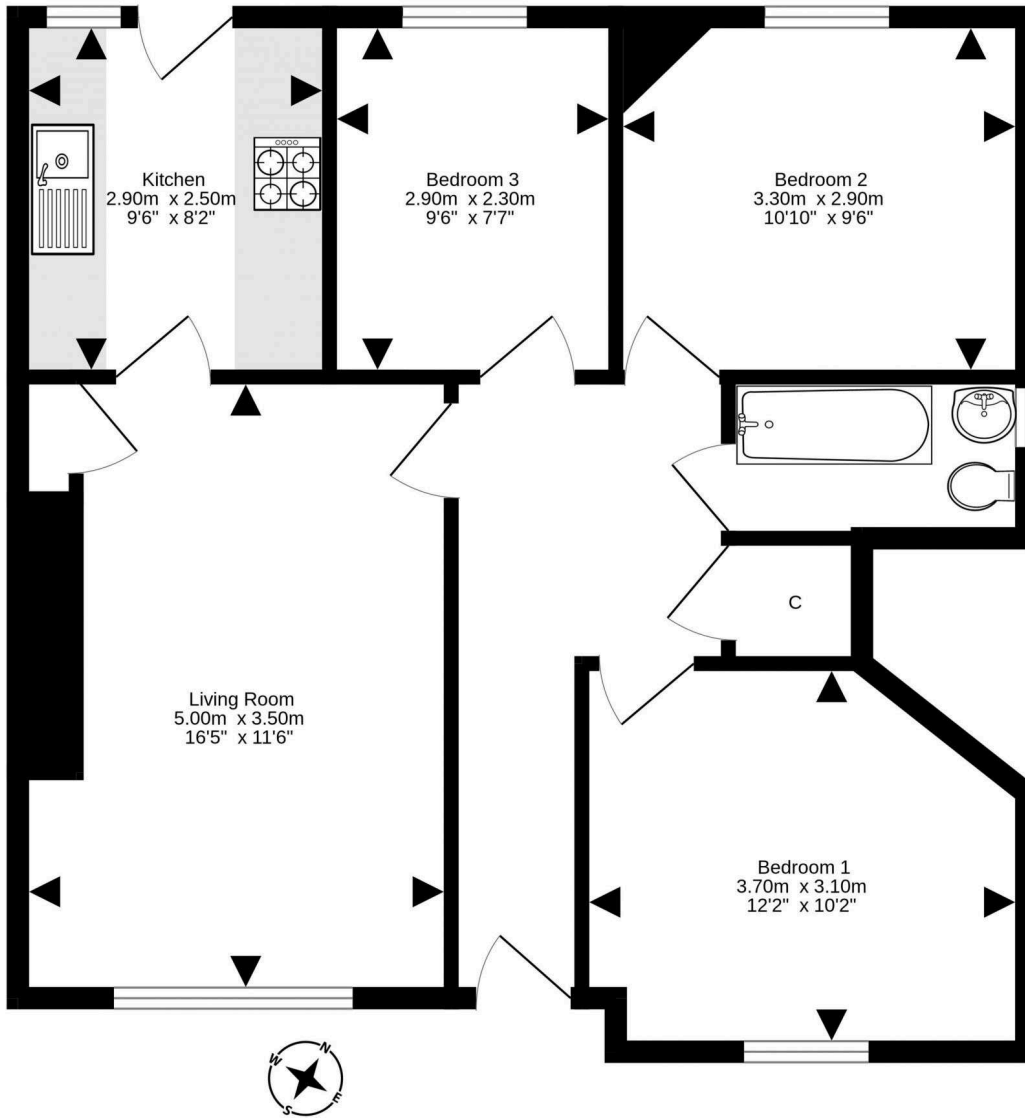
Extras

Insert Extras Here

Price & Viewing

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

EPC Band - C



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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Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk

www.mcdougallmcqueen.co.uk

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.

