





Welcome

Welcome to Breck Terrace, this well-proportioned, extended three bedroom villa offers excellent family accommodation. The property is arranged over three floors to include the attic conversion, further benefits are, a sunny conservatory, single garage and driveway with beautiful gardens to the front and to the rear. The property is ideally located in a quiet cul-de-sac in a popular residential area within the Midlothian town of Penicuik close to many local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance hall.
- Front facing living room.
- Fully equipped fitted kitchen.
- Good sized conservatory with direct access to the garden.
- Utility room.
- Two bedrooms located on the first floor.
- Third bedroom located on the top floor.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Single garage, driveway and garden to the front.
- Beautiful enclosed rear garden to include summerhouse and sheds.







Penicuik

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants. 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 skiing at Hillend. 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 operating 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 and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.





Get in touch

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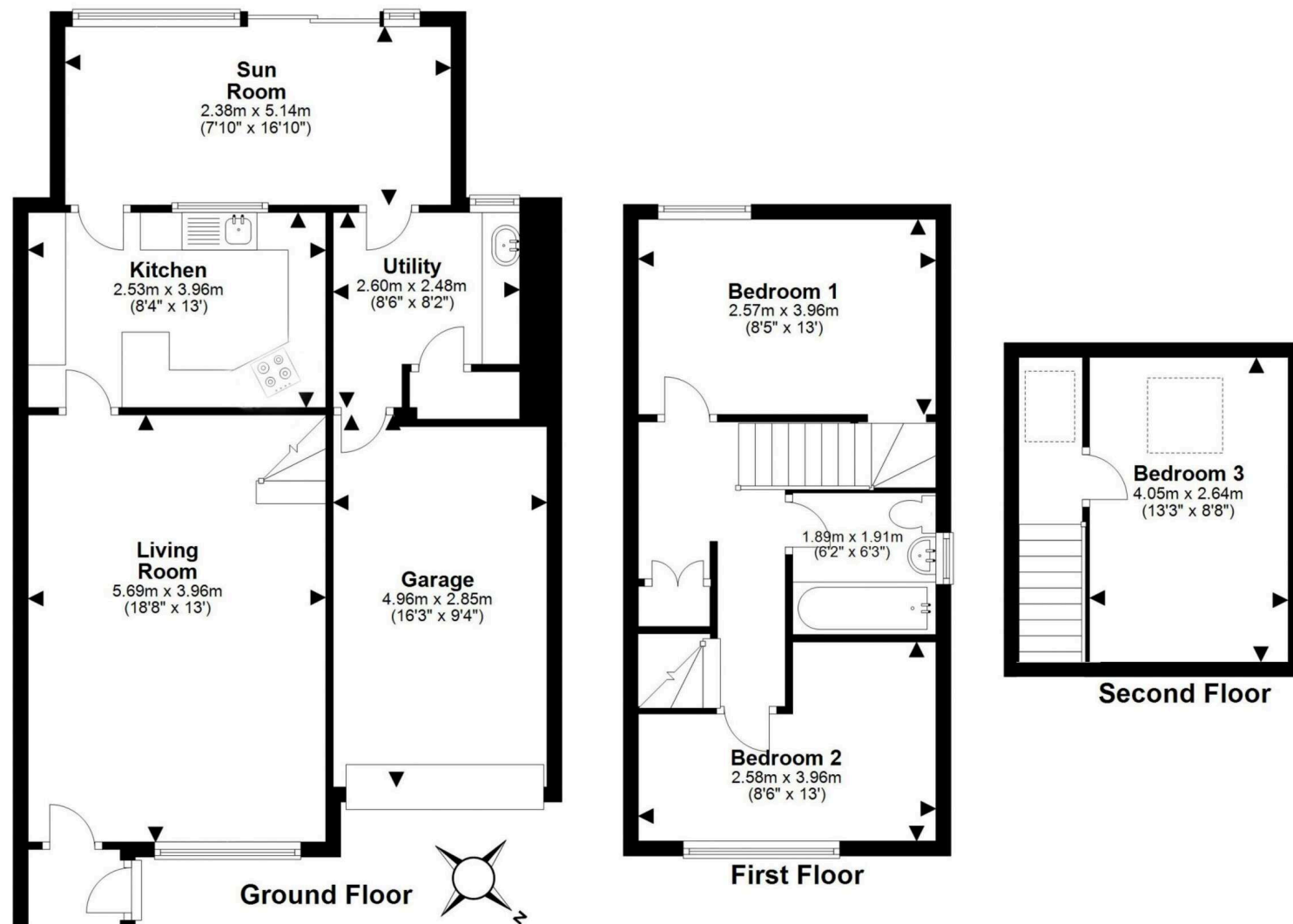
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CHARTERED FIRM

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.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.