



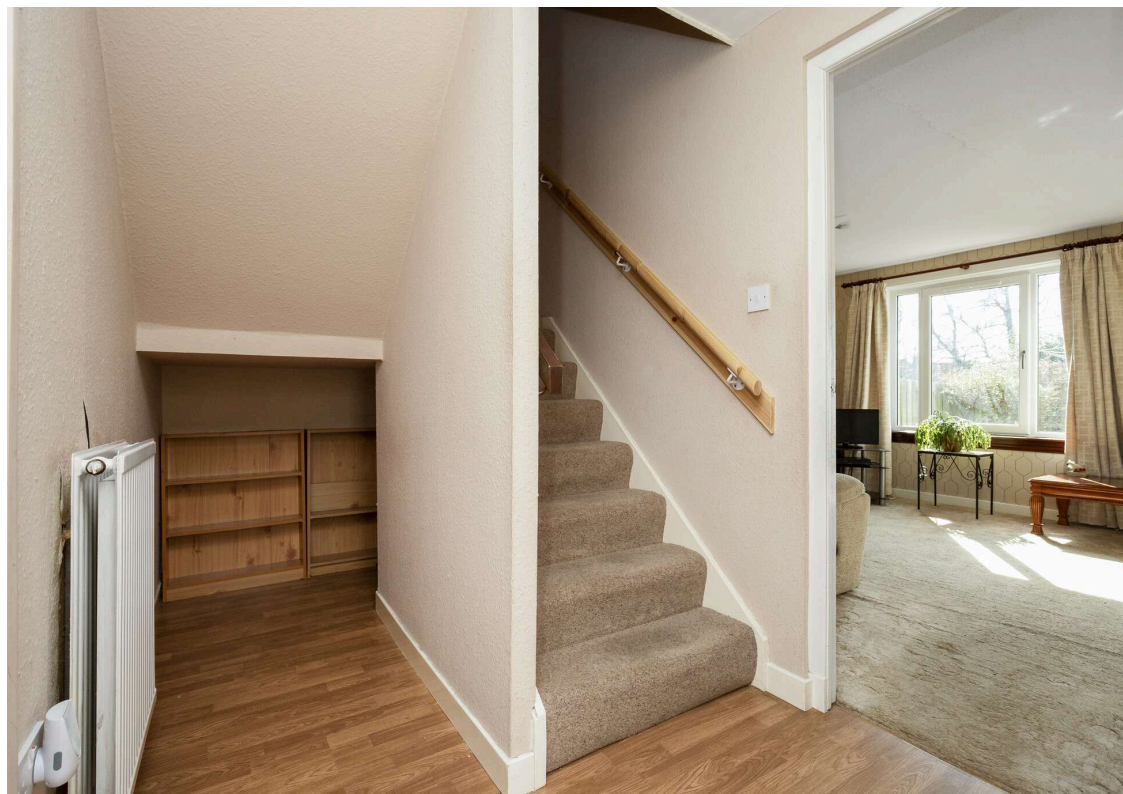


Welcome

Welcome to 6 Terregles, Penicuik, a rarely available four-bedroom property set within an established residential estate. McDougall McQueen are delighted to present to the market this bright and wonderfully spacious four-bedroom linked-detached villa, conveniently located and within walking distance of all local amenities, including schooling at both primary and secondary levels. It is thought this property will make the ideal family home given the amount of living space and bedrooms provided. The property is offered in excellent order throughout and benefits from, double glazing, gas central heating, private gardens to the front and rear, driveway and attached garage. This ideal family home and its location is sure to attract a lot of interest, we would therefore recommend viewing at your earliest convenience to avoid disappointment.

- Superb sought-after residential location
- Entrance vestibule
- Ground floor WC
- Hallway with walk-in storage and open under stair storage
- Spacious living room featuring French doors to the rear garden, marble fireplace with electric fire
- Fitted dining kitchen with dual aspect windows, a range of base and wall units, electric hob, oven, extractor, washing machine, dishwasher, fridge, and freezer
- Mid stair landing leading to the upper hallway with loft access
- Bedroom one with built-in wardrobe
- Bedroom two with built-in wardrobe
- Bedroom three with built-in wardrobe
- Bedroom four with store cupboard housing the boiler
- Family bathroom with three-piece white suite comprising electric shower over the bath, shower screen, wc, sink with vanity unit, and a towel radiator
- Gas central heating with recently installed boiler and double glazing
- Lovely private gardens to the front and rear which are ideal for outside entertaining
- Driveway and attached garage with light and power







Penicuik

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 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 all integrated appliances and remaining white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen.



Get in touch

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 0131 240 3818

Property Hub:

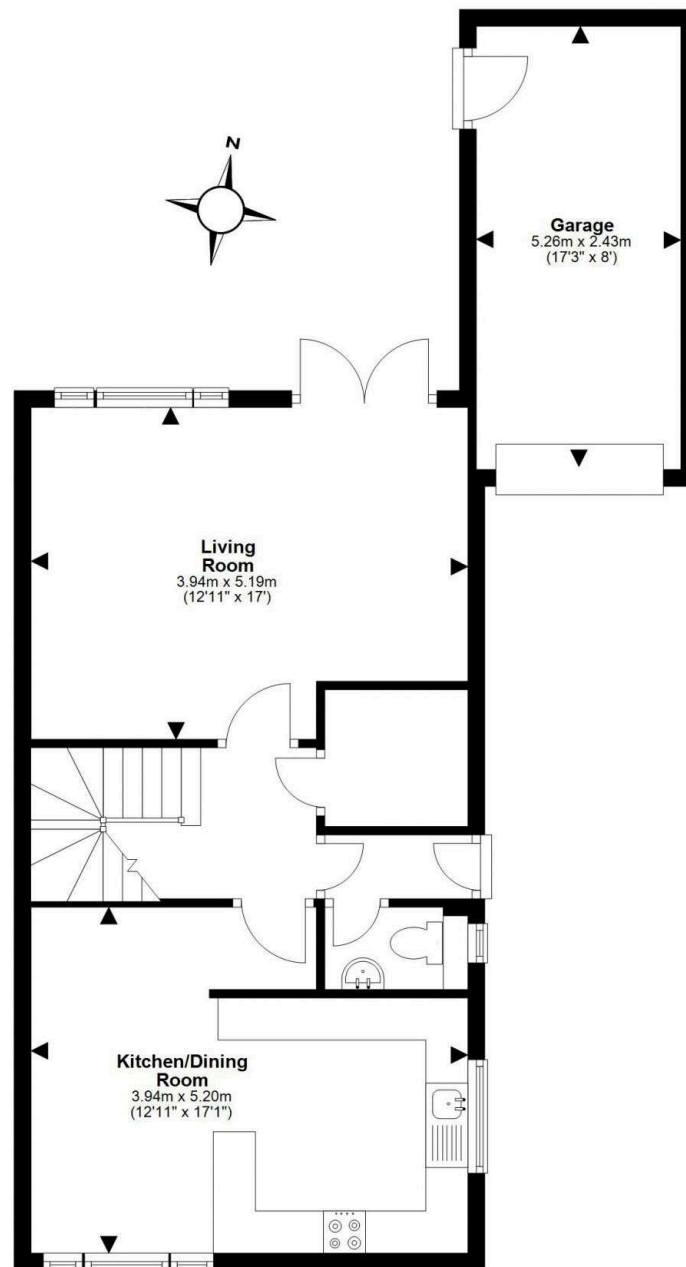
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

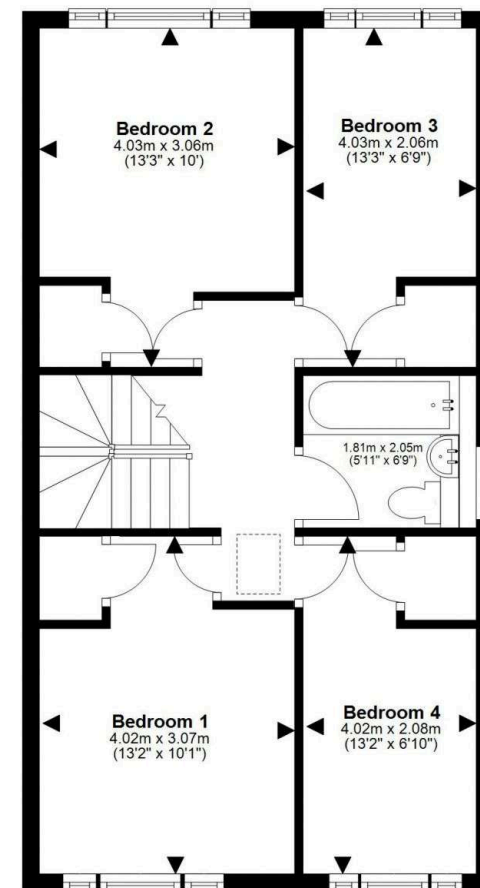
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



Ground Floor



First Floor

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