





## Welcome

Welcome to 3 Balfour Terrace - a bright and well-proportioned semi-detached two-bedroom home set within a popular and established residential area of Penicuik, Midlothian. Positioned on the edge of the town yet within easy reach of local amenities, this attractive property is presented in excellent order throughout and offers an ideal opportunity for first-time buyers or professional couples. The home further benefits from private garden grounds to the front and rear, a driveway providing off-street parking, and access to a detached garage with light and power. Early viewing is highly recommended.

- Superb, popular residential location
- Entrance porch
- Spacious living room with front-facing window, staircase to the upper level and living flame gas fire
- Fitted kitchen with a range of base and wall units, gas hob, oven, extractor, washing machine, fridge and freezer
- Upper hallway with storage cupboard and loft ladder access to partially floored loft space with light
- Bedroom one with front-facing window and built-in wardrobes
- Bedroom two with rear-facing window and built-in storage cupboard
- Family shower room with corner power shower, WC, vanity unit with sink and heated towel rail
- Gas central heating and double glazing
- Private garden grounds to the front and rear
- Driveway providing off-street parking
- Detached 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 including lovely walks, cycle paths, and a golf course. 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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Property Hub:

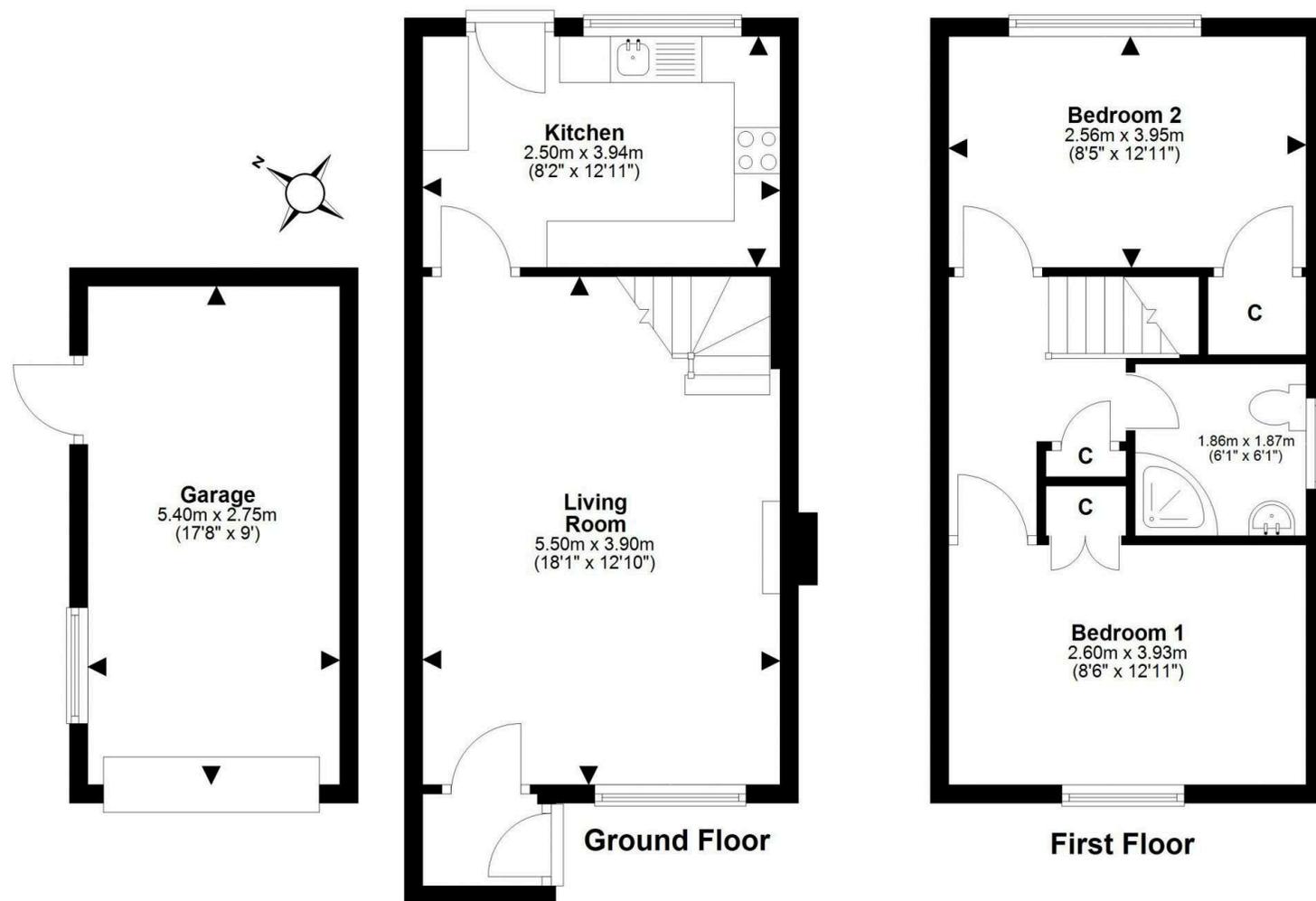
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
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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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.