







## Welcome

Welcome to 90C Cuiken Terrace - an excellent opportunity for first-time buyers or investors. This well-presented and spacious two-bedroom first floor flat is ideally located near schools and amenities in the vibrant Midlothian town of Penicuik. The property benefits from gas central heating, double glazing, external cladding, private garden grounds, communal drying area, and ample on-street parking. Viewings are strictly by appointment, early viewing is recommended.

- Superb location, close to schooling and amenities
- Communal entrance
- Entrance hallway with store cupboard
- Spacious living and dining room with dual aspect windows
- Fitted kitchen with a range of base and wall units, ceramic electric hob, oven and extractor with free-standing washing machine, and fridge freezer
- Family bathroom with electric shower over, shower screen, wc, and sink
- Main bedroom with rear facing window and store cupboard with boiler
- Double bedroom two with window to the front and loft access
- Gas central heating, double glazing, and external cladding
- Own garden grounds and communal drying area
- Excellent views to the rear
- Ample on-street parking







## Penicuik

Penicuik is a popular town situated in Midlothian, just south of Edinburgh, offering a blend of semi-rural charm and convenient access to the city. The area is well-served by local amenities, including supermarkets, shops, schools, and leisure facilities, making it ideal for families and professionals alike. With picturesque surroundings, including nearby Pentland Hills, Penicuik is perfect for those who enjoy outdoor pursuits such as walking, cycling, and golf. Excellent transport links provide easy commuting to Edinburgh and other parts of the Lothians, while the town retains a friendly community atmosphere and a rich local history.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, oven, hob, extractor, washing machine, and fridge freezer. No warranty applies to any integrated, free-standing white goods, or movable items included in the sale as these items are deemed to be sold as seen.



# Get in touch

 [mcdougallmcqueen.co.uk](https://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith  
EH22 1JB

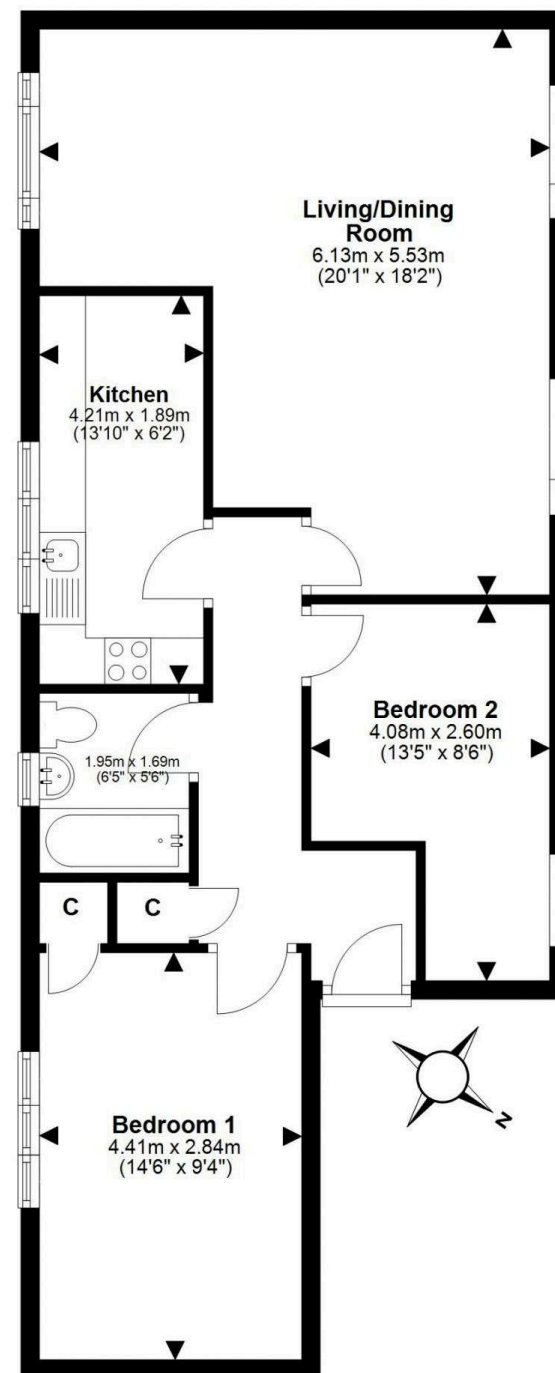
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



**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 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.