



23 Hawkins Terrace, Penicuik, EH26 0LZ

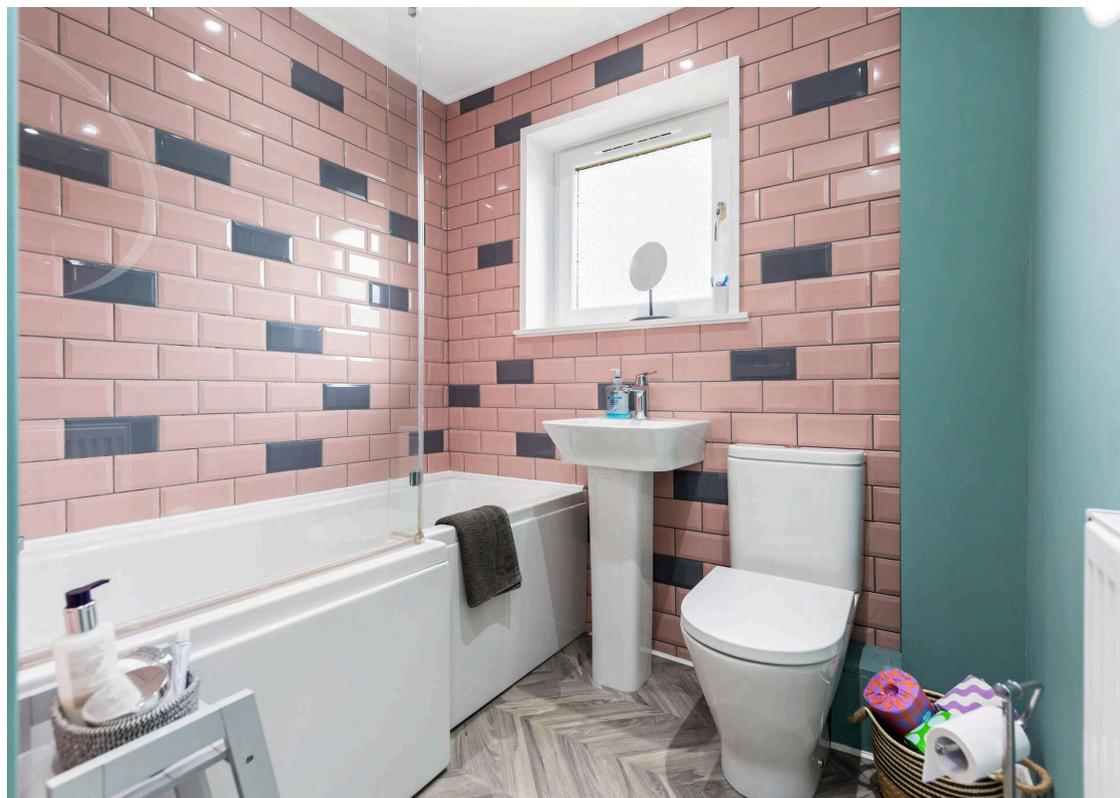


Welcome

Welcome to Hawkins Terrace, this attractive two-bedroom semi-detached villa is set within a quiet residential area of Penicuik and offers well-proportioned accommodation, generous gardens to the front and rear, a private driveway, and a single garage. The property is ideally suited to first-time buyers, small families, or those looking to downsize while remaining within easy reach of local amenities and transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Front facing living/dining room
- Fully fitted breakfasting kitchen
- Two double bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Partially floored attic
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- Single garage and driveway
- On street parking available







Penicuik

Hawkins Terrace is situated within the popular Midlothian town of Penicuik, which offers a wide range of local amenities including shops, supermarkets, schools, leisure facilities, and restaurants. The area also benefits from excellent transport links, with regular bus services providing easy access to Edinburgh and surrounding areas. Nearby countryside and walking routes provide excellent opportunities for outdoor recreation.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and the 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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Property Hub:

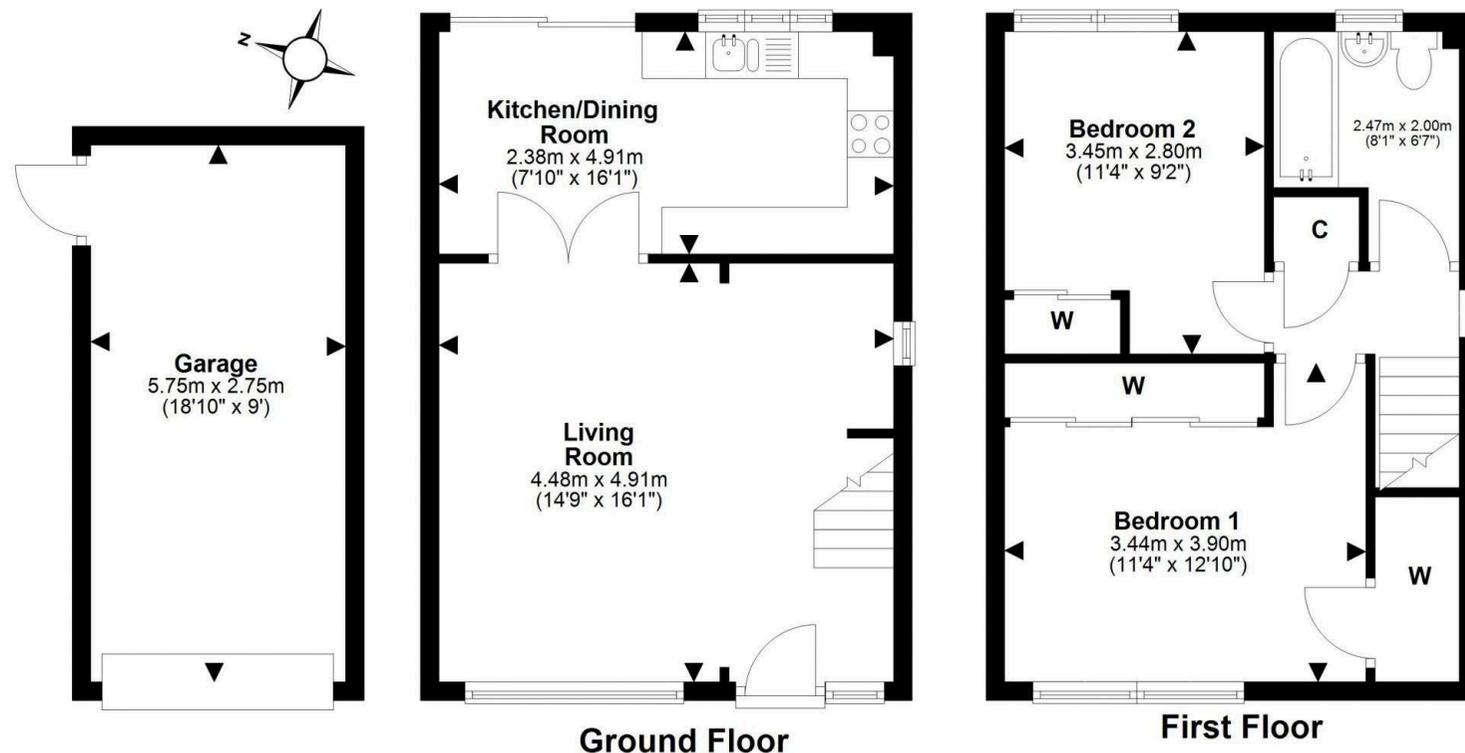
25-27 High Street, Dalkeith
EH22 1JB

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 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.