



For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the southwest of the City, nine or ten miles from Edinburgh's city centre, close to the Pentland Hills. It is an attractive little town completely surrounded by open countryside, which extends from here right into the borders. In terms of travelling time, Princes Street to Penicuik is generally a twenty-five to thirty minute drive, except at the busiest of times.

Being a self-contained, independent township, Penicuik is well served with every possible shopping facility, service and amenity. Much of the town centre is pedestrianised, making shopping both pleasant and entirely safe. Apart from the extensive variety of small shopping facilities, there is a branch of Lidl and a Tesco Superstore. Slightly further afield, a ten minute drive takes you to Straiton Retail Park where you will find a selection of shops including Asda, IKEA, Costco, Sainsburys and Marks & Spencers.



The town centre provides a wide choice of building society, banking, post office services and a health centre, which provides very comprehensive services, including those of a dentist.

Throughout Penicuik are a number of Primary and Secondary schools of both denominations. Just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with Library and swimming pool.

For those whose jobs require them to travel throughout Scotland, Penicuik is an excellent position. Only ten minutes away lies the Edinburgh City bypass, which gives access to all main routes, whilst Penicuik itself is on the main road to Peebles and all points south, and just off the road directly to Carlisle, which also gives easy access to Clyde Valley and the City of Glasgow.

Part Exchange Available. We are delighted to bring to the market this particularly appealing terraced villa forming part of this desirable residential area within easy commuting distance to Edinburgh. Internally the property has been well maintained but would benefit from some remedial works. Briefly the accommodation comprises, hall, lounge with feature marble fireplace incorporating a living flame gas fire, dining room, kitchen with all appliances included, rear porch, three bedrooms and bathroom. Externally there are private garden grounds to front and rear and also located to rear there is a single car garage. The property also benefits from gas central heating and double glazing. Viewing is recommended.



AN **ATTRACTIVE** LITTLE
TOWN COMPLETELY
SURROUNDED BY **OPEN**
COUNTRYSIDE





APPEALING **TERRACED VILLA** FORMING PART OF THIS **DESIRABLE RESIDENTIAL AREA**



FLOOR PLAN, DIMENSIONS & LOCATION



Approximate Dimensions
(Taken from the widest point)

Lounge	4.15m (13'7") x 4.15m (13'7")
Kitchen	3.50m (11'6") x 2.26m (7'5")
Dining Room	3.50m (11'6") x 2.73m (8'11")
Bedroom 1	3.52m (11'7") x 3.07m (10'1")
Bedroom 2	4.17m (13'8") x 2.63m (8'8")
Bedroom 3	3.19m (10'6") x 2.35m (7'9")
Bathroom	1.92m (6'4") x 1.83m (6')

Gross internal floor area (m²) - 83 m²

EPC Rating - D

Extras
(Included in the sale)

Fitted carpets and floor coverings, electric hob/oven/hood, washing machine, fridge/freezer and dishwasher.

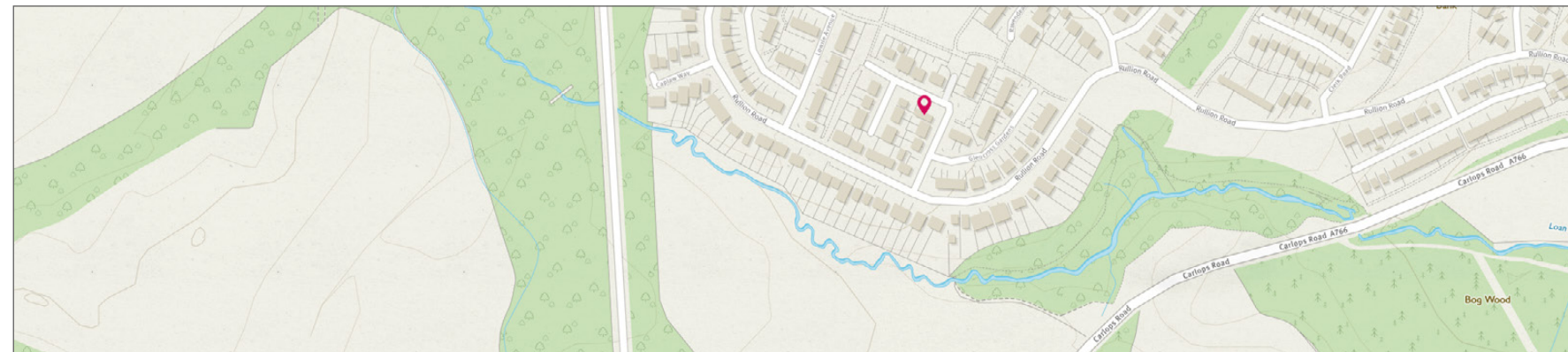


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Part
Exchange
Available

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Text and description
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