




McEwan Fraser Legal
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45 Meggat Place
PENICUIK, EH26 8HG

45 MEGGAT PLACE



THE LOCATION

For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the south-west 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, Sainsbury's and Marks & Spencers.

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

THE PROPERTY

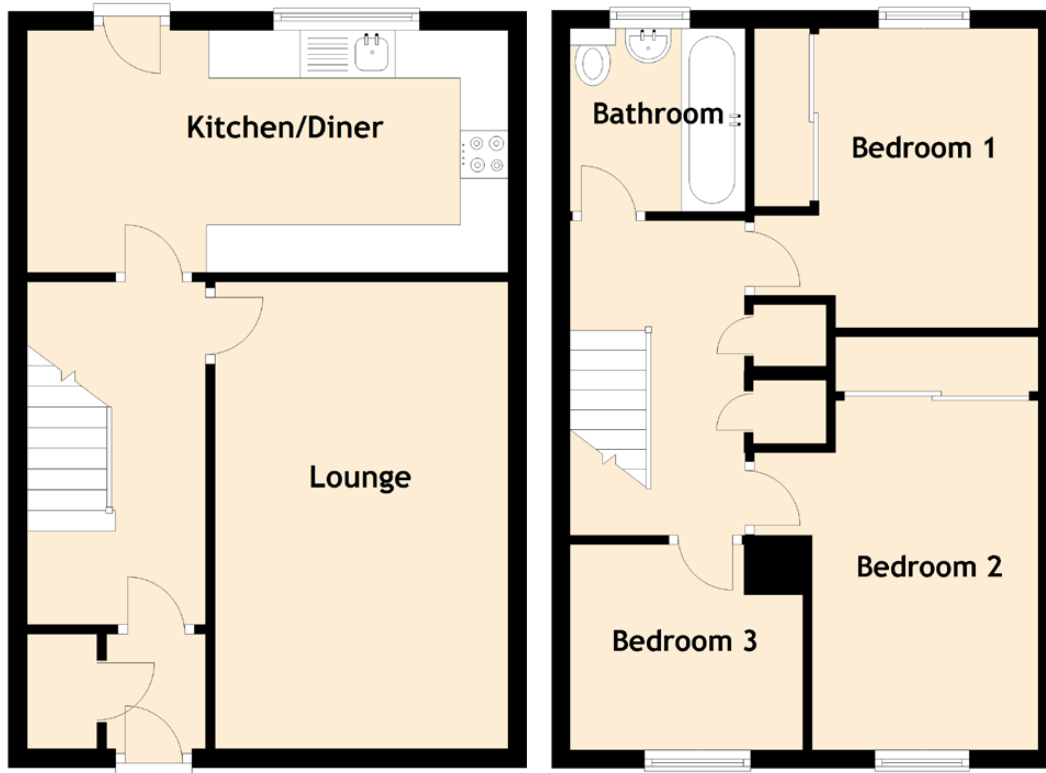
New on the market is this three bedroom end terraced villa, forming part of a popular residential area. Internally the property is in fair order with plenty of scope for cosmetic upgrades to the accommodation. Briefly consists of an entrance vestibule, a spacious lounge, a fully fitted dining kitchen with all usual appliances, space for a dining table and access to the garden at the front. Two spacious double bedrooms one with built-in wardrobes, a further single bedroom and a three piece family bathroom with shower completes the property.

The property further benefits from attic space alongside gas central heating and double glazed windows that will ensure a warm yet cost effective living environment.

Externally there is a laid to pave garden at the front and a secure easy to maintain garden to the rear. More than adequate on-street parking is also available.

Early viewing is advisable as this property is expected to be popular with a variety of buyers.





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.04m (16'6") x 2.54m (8'4")
Lounge	4.90m (16'1") x 3.07m (10'1")
Bedroom 1	3.27m (10'9") x 3.11m (10'2")
Bedroom 2	3.82m (12'6") x 3.11m (10'2")
Bedroom 3	2.43m (8') x 2.25m (7'5")
Bathroom	2.00m (6'7") x 1.92m (6'4")

Gross internal floor area (m²): 80m²

EPC Rating: D

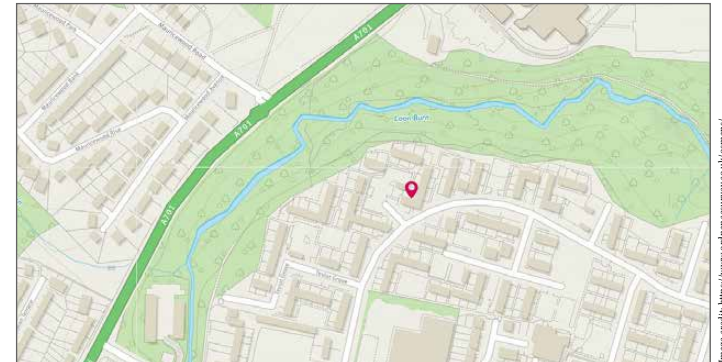


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