



WELCOME

For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the south-west of the city, approximately ten miles from Edinburgh's city centre and close to the Pentland Hills. It is an attractive little town completely surrounded by open countryside, which extends 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 busy times.

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 a 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.



“...AN ATTRACTIVE
LITTLE TOWN ...
...COMPLETELY
SURROUNDED ...
...BY OPEN
COUNTRYSIDE...”



VERVINTH GARDENS

An excellent opportunity has arisen to acquire this highly desirable 2 bedroom semi-detached bungalow, making for an ideal family home or retirement property, while being well located within the popular Midlothian town of Penicuik. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, benefiting from recent modernisation works, while briefly comprising; entrance hallway, a bright and spacious lounge with a feature electric fire including surround and an Edinburgh press, leading onto the fully fitted kitchen, with access to the rear garden. There are also two double bedrooms, one of which has fitted wardrobes and a three piece shower-room, benefiting from an easy access shower cubicle, modern splashback panels and an extractor fan.

This property also benefits from; gas central heating, full double glazing, private gardens grounds surrounding the property, including a large side garden with the potential of introducing a garage or extending the existing property, a driveway to allow for secure off-street parking as well as more than adequate on-street parking to accommodate for visitors.



“... HIGHLY DESIRABLE 2 BEDROOM SEMI-DETACHED ...
... BUNGALOW, MAKING FOR AN IDEAL FAMILY HOME...”





FLOOR PLAN DIMENSIONS LOCATION

Approximate Dimensions
(Taken from the widest point)

Lounge	4.23m (13'11") x 3.96m (13')
Kitchen	3.98m (13'1") x 2.14m (7')
Bedroom 1	3.81m (12'6") x 3.74m (12'3")
Bedroom 2	3.06m (10') x 3.02m (9'11")
Shower Room	1.93m (6'4") x 1.83m (6')

Gross internal floor area (m²) - 56 m²

EPC Rating - D

Extras
(Included in the sale)

Four gas hob/oven/grill, fridge freezer,
washing machine, all fixtures and fittings,
including, blinds, light fittings, carpets and
fitted floor coverings.

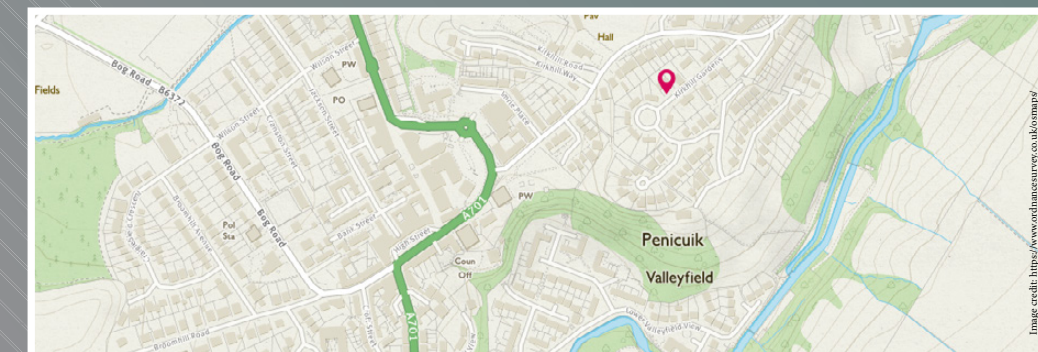


Image credit: <https://www.ordnancesurvey.co.uk/comp/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
SEAN NICOL
 Surveyor



Professional photography
VIKTOR VASS
 Photographer



Layout graphics and design
ALLY CLARK
 Designer