




McEwan Fraser Legal
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19 Laing Terrace
PENICUIK, MIDLOTHIAN, EH26 0HG

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MID TERRACED THREE BEDROOM PROPERTY // WITHIN A SHORT DISTANCE OF LOCAL AMENITIES AND TRANSPORT LINKS TO EDINBURGH AND BEYOND

Penicuik was developed as a planned village in 1770 by Sir James Clerk of Penicuik, becoming a Burgh in 1867 and is Scotland's 50th largest town and the biggest settlement in Midlothian. The town was well known for its paper mills and most recently the town was home to the Edinburgh Crystal works. The town's name is pronounced 'Pennycook' and is derived from Pen Y Cog, meaning "Hill of the Cuckoo"

The Edinburgh Bypass is approximately 6.2 miles providing a gateway to M8/M9 and other major motorway networks.

Part Exchange available. We are delighted to bring to the market this beautifully presented mid terraced three bedroom property, which is set in the quiet cul-de-sac area of Laing Terrace, Penicuik.

Internally, the property comprises of an entry porch,

bright lounge to the front with large window that floods the room with natural light, kitchen with a selection of excellent wall and base units topped with plenty of worktop space.

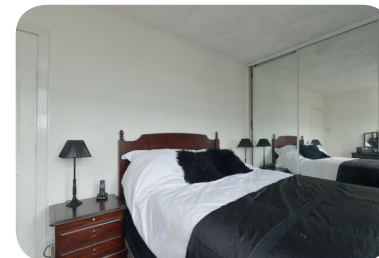
Leading from the living room upstairs, the landing gives access to three further generous sized bedrooms all with excellent storage facilities, and a beautifully presented part tiled family bathroom comprising WC, wash hand basin and bath with electric shower over. Access to the attic is also gained from the top floor landing.

Access to the back garden is either from the kitchen or the side veranda. The garden is well maintained and ideal for outdoor living. The front has chipped stones for easy maintenance.

The property further benefits from gas central heating and double-glazing.

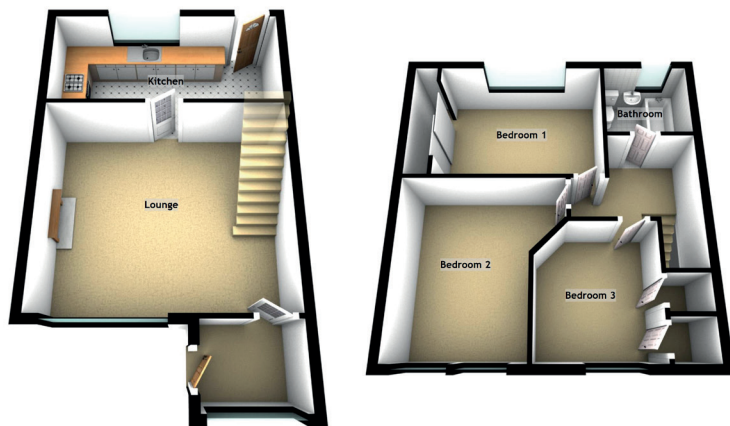


EXTERIOR PROPERTY / KITCHEN / LOUNGE / BEDROOMS / FAMILY BATHROOM



SPECIFICATIONS

FLOOR PLAN / PROPERTY LOCATION /



APPROXIMATE DIMENSIONS (Taken from the widest point)

Lounge	5.02m (16'6") x 4.35m (14'3")
Kitchen	5.02m (16'6") x 2.20m (7'3")
Bedroom 1	3.82m (12'6") x 2.81m (9'3")
Bedroom 2	3.85m (12'8") x 2.00m (6'7")
Bedroom 3	2.88m (9'5") x 2.85m (9'4")
Bathroom	1.96m (6'5") x 1.75m (5'9")

GROSS INTERNAL FLOOR AREA (M²) - 83 m²

EPC - D

EXTRAS

(Included in the sale)

All carpets, blinds, light fittings and timber shed.

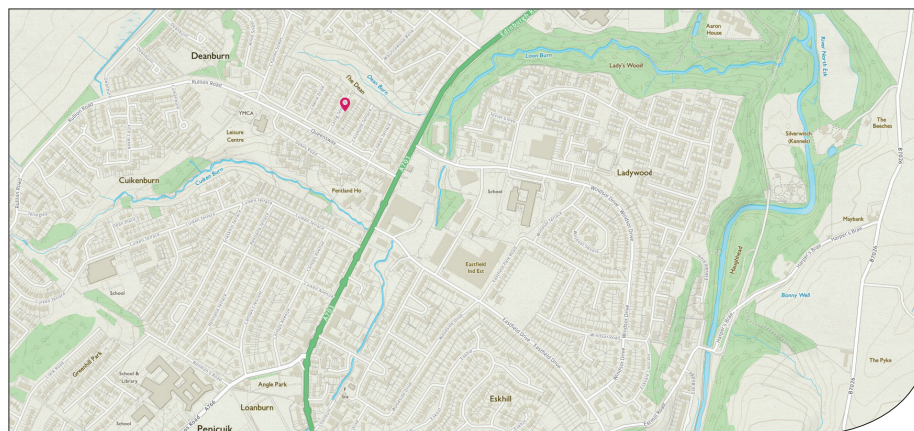


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Part
Exchange
Available

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Text and description
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