




McEwan Fraser Legal
 Solicitors & Estate Agents
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3 Meggat Place
 PENICUIK, MIDLOTHIAN, EH26 8HG



PENICUIK

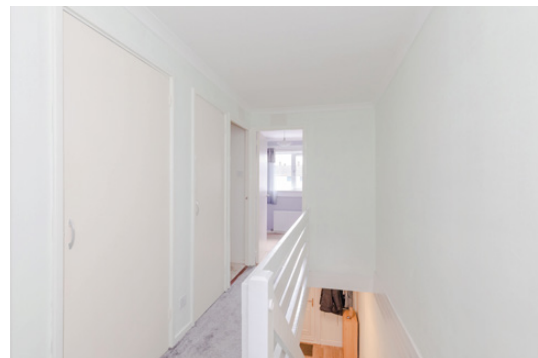
MIDLOTHIAN, EH26 8HG

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.

The town centre provides a wide choice of building societies, banking, Post Office services and a health centre, which provides very comprehensive services, including those of a dentist.

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.



3 MEGGAT PLACE

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New on the market is this three bedroom terraced villa, forming part of a popular residential area.

Internally the property has been very well looked after by the current owners and is in excellent order! Briefly consists of an entrance hallway, a spacious lounge with ample space for a dining table, a fully fitted modern kitchen with all usual appliances and a handy downstairs WC. Upstairs there are two spacious double bedrooms one with built-in wardrobes the other with a large storage cupboard, a further single bedroom and a three-piece family bathroom with shower over the bath 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 gravel garden at the front and a secure, easy-to-maintain garden to the rear with artificial grass and paving.

More than adequate on-street parking is also available.

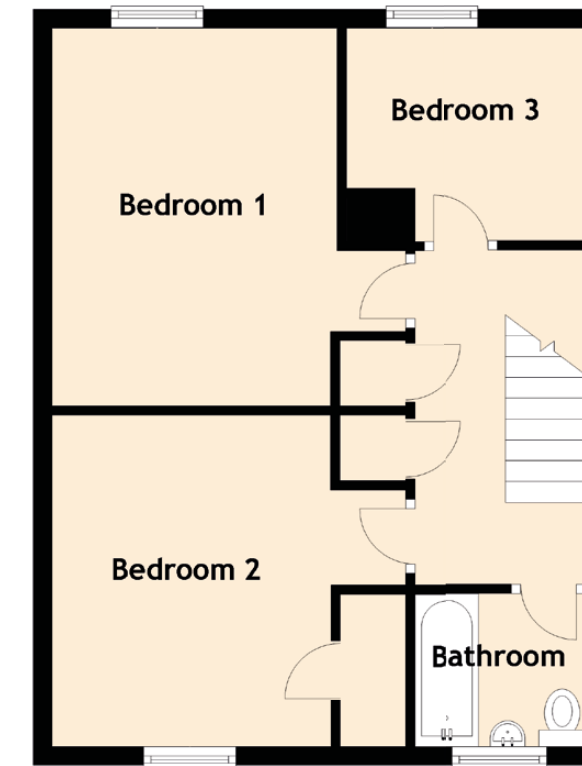
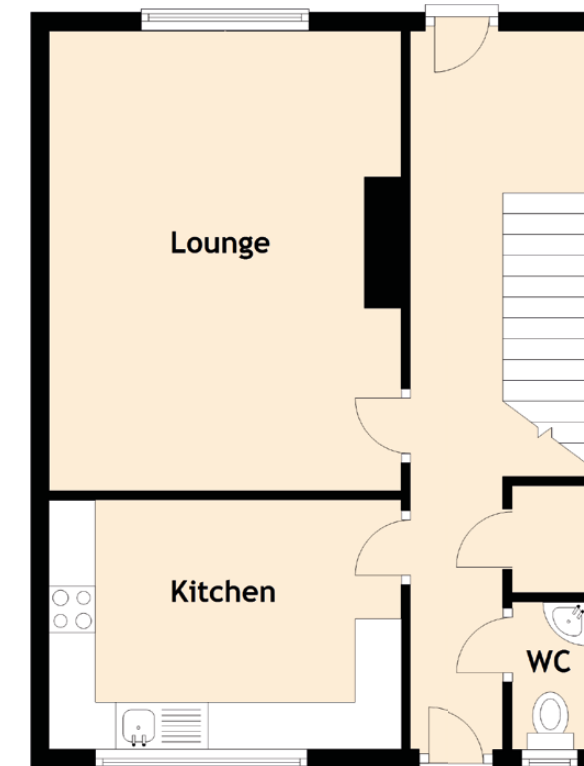
Early viewing is advisable as this property is expected to be popular with a variety of buyers.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.82m (12'6")
Kitchen	3.80m (12'6") x 2.70m (8'10")
WC	1.60m (5'3") x 0.80m (2'7")
Bedroom 1	4.10m (13'5") x 3.10m (10'2")
Bedroom 2	3.84m (12'7") x 3.62m (11'11")
Bedroom 3	2.63m (8'8") x 2.31m (7'7")
Bathroom	1.87m (6'2") x 1.66m (5'5")

Gross internal floor area (m²): 91m²

EPC Rating: C

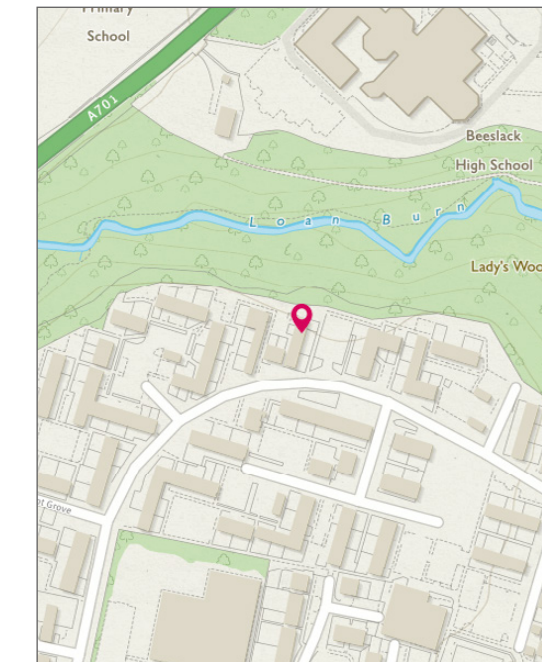


Image credit: <https://www.odinaxsurvey.co.uk/omaps/>

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Text and description
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Surveyor



Professional photography
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Photographer



Layout graphics and design
ALLY CLARK
Designer

