



# Property Description

Light and well presented, three-bedroom, semi-detached house with private gardens. Set on an elevated and south facing plot located in the Midlothian town of Penicuik, to the south of Edinburgh.

Comprises an; entrance hallway, living room, dining/kitchen, three double bedrooms, and a family bathroom. Features include a modern fitted kitchen and bathroom suite, double glazing, gas central heating, and good integrated storage including a loft. Externally there is a garden to the front, and an enclosed rear garden with a lawn, store shed and a raised wood-decked patio.

The entrance hallway gives access throughout the ground floor and features a built-in store cupboard, and a generous understair store/cloak space. Good quality contemporary flooring continues from the hall into the front-facing lounge, offering neutral decor with plain coving, a pendant light fitting and a wall-mounted fireplace. The spacious kitchen has a door to the rear garden and plenty of space for a dining area with recessed spotighting. Modern units are fitted with real wood-work tops, tiled surround, and a sink with drainer set below a window. Appliances include a freestanding fridge/freezer, washing machine, and an integrated electric oven and gas hob.

A family bathroom, set to the rear, has a fitted modern suite with a mains mixer shower over the bath, and tiled flooring and splash walls.

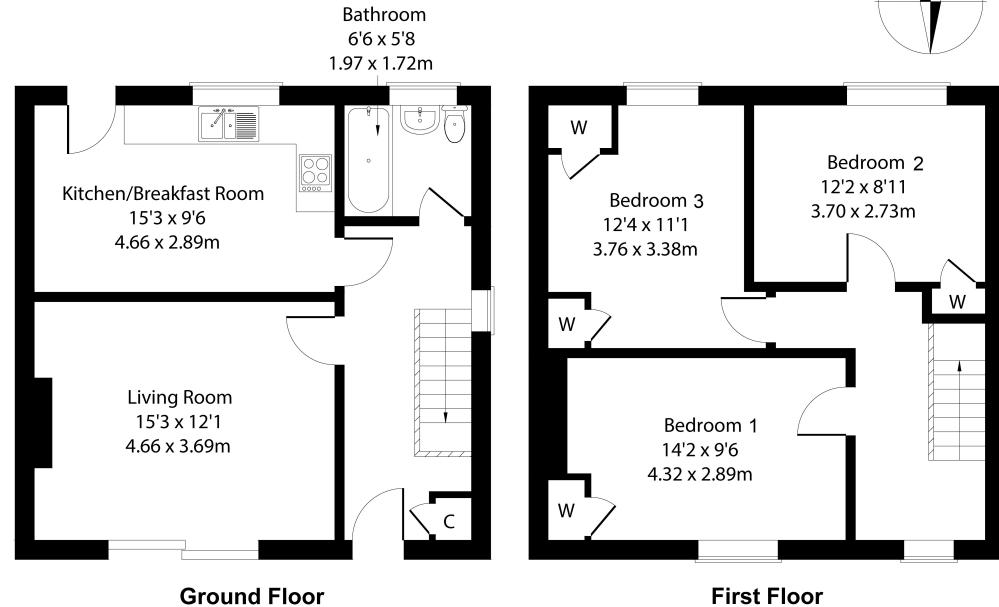
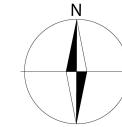
On the first floor, varnished wood flooring carries from the landing into bedrooms one and two, whilst bedroom three offers carpeted flooring. Each bedroom is similarly finished and afforded convenient storage provision with built-in wardrobes, whilst bedroom one also benefits from a period style feature fireplace.

A 360 Virtual Tour is available online.



**67 Cuiken Terrace, Penicuik, EH26 0DZB**

Approximate Gross Internal Area: (980 sq ft - 91 sq m.)



Ground Floor

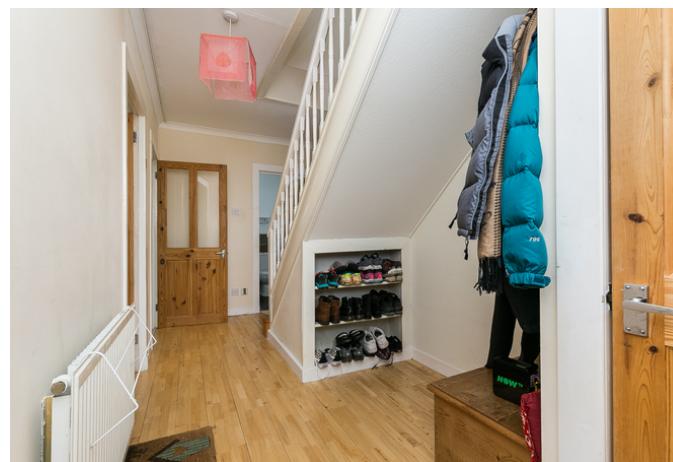
First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Penicuik is a Midlothian town in a rural setting, a short drive from the Edinburgh bypass. Ideally placed for commuters, Penicuik offers a broad range of amenities including good local shopping, Tesco and Lidl supermarkets, banking and post office services, and numerous restaurants, pubs and cafes. Well-regarded schooling at all levels is available locally, and there is a library, and a leisure centre with a gym and swimming pool. Lying

between the Pentland Hills and River North Esk, the adjacent countryside caters for a wide range of outdoor pursuits including walking, climbing, cycling, golf, and skiing at the Hillend dry-ski facility. The A701 and A702 provide extensive links north and south, and there are regular bus services linking to Edinburgh centre and other local destinations.





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