



201 Cuiken Terrace, Penicuik, Midlothian, EH26 9AZ

Beautifully Presented, Four-Bedroom, Semi-Detached Home with Gardens & Garage

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] find your happy Zoopla

Property Description

Set within a leafy, established residential area of Penicuik, to the south of Edinburgh, this beautifully presented and thoughtfully extended four-bedroom semi-detached home offers well-proportioned family accommodation, private gardens, and a detached garage.

Comprises an entrance hall, living room, dining room, kitchen, four flexible bedrooms, a study, and a family bathroom.

Tastefully finished, with a modern kitchen and bathroom, and contemporary flooring and lighting. In addition, there is double glazing, gas central heating, and well-proportioned room sizes.

The welcoming entrance hall provides access to most of the ground-floor rooms and a carpeted staircase leading to the upper level. To the front, a bright and spacious lounge enjoys a sunny south-facing aspect, filling the room with natural light. The space is tastefully styled with a feature wall, an electric fireplace, and contemporary wood-effect flooring which flows seamlessly through to the adjoining dining area. Off the dining area, a well-proportioned kitchen is fitted with a range of wall and base units, stone-effect worktops, a stainless-steel sink with drainer, and a stylish splashback surround. There is ample space for freestanding appliances, and a door conveniently opens out to the rear garden. Completing the ground floor is a versatile fourth bedroom with an adjoining study area – ideal for use as a home office, gym, or guest room.

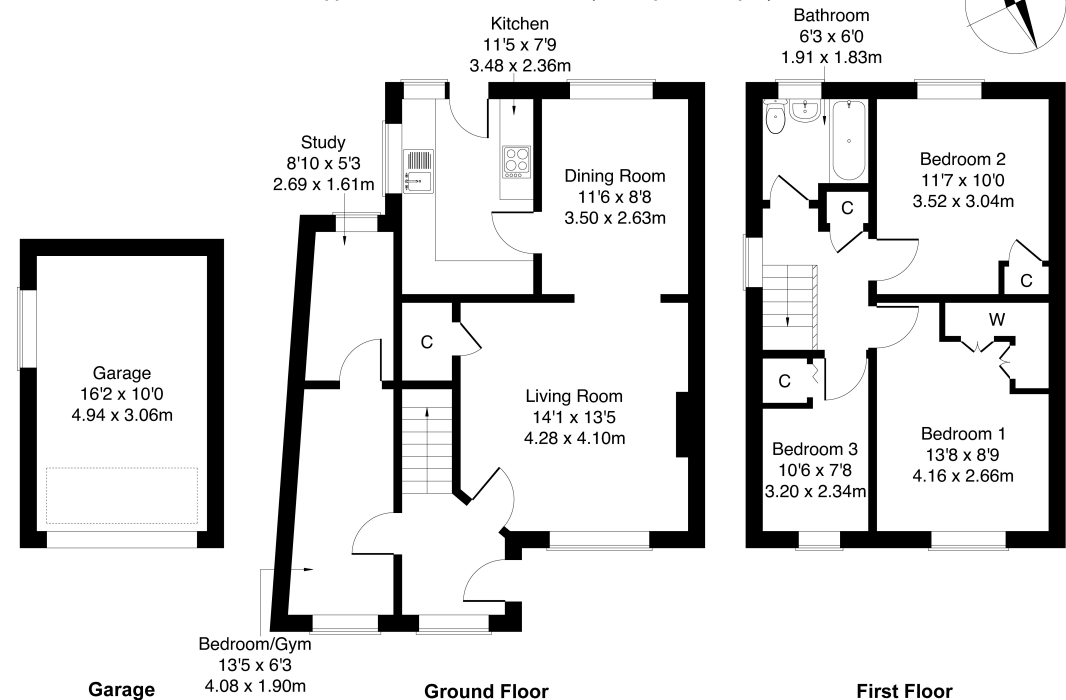
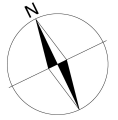
Upstairs, the property offers three further bedrooms, all finished with wood-effect flooring. The principal bedroom benefits from two mirrored fitted wardrobes, while the second bedroom is similarly well-sized and includes a built-in cupboard, providing excellent storage options. The third bedroom also offers integrated storage, while completing the accommodation, the family bathroom is fitted with a three-piece suite including a shower over the bath, tiled splash walls, and a ladder-style radiator.

Externally, the home boasts private front and rear gardens, perfect for family living and outdoor entertaining, along with a detached garage offering secure parking and additional unrestricted parking.



201 Cuiken Terrace, Penicuik, EH26 9AZ

Approximate Gross Internal Area: (1184 sq ft - 110 sq m.)



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

Area Description





Nestled in the scenic heart of Midlothian, Penicuik perfectly blends countryside calm with city convenience, making it an ideal choice for commuters seeking a relaxed lifestyle without sacrificing accessibility. Located just minutes from the Edinburgh City Bypass, the town offers excellent road links via the A701 and A702, as well as frequent bus services to Edinburgh and nearby areas. Penicuik boasts a wide range of amenities, including major supermarkets such as Tesco and Lidl, diverse high street shops, banking and

postal services, as well as a vibrant selection of restaurants, cafés, and traditional pubs. Family-friendly facilities abound, with excellent schools, a local library, and a modern leisure centre equipped with a gym and swimming pool. Surrounded by the Pentland Hills and the River North Esk, the area offers a wealth of outdoor activities, including walking, cycling, climbing, golf, and skiing on the nearby Hillend dry slope, catering to all interests and lifestyles.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.