



## 27 Charles Street, Penicuik, Midlothian, , EH26 0HH

Beautifully-Presented Three Bedroom, Mid-Terrace House

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# Property Description

Beautifully presented, three bedroom, mid-terrace family home with private gardens. Set on a quiet residential street, the property is located in the popular Midlothian town of Penicuik, to the south of Edinburgh.

Comprises: an entrance hall, living room, breakfasting kitchen, two double bedrooms, a single bedroom and a shower room.

Features include recently fitted gas central heating and uPVC double glazing, TV and telephone points, and good integrated storage, including a partially floored attic.

Externally, the property benefits from a private rear garden, laid to lawn with a deck, shed and with private parking beyond, with a well kept garden to the front.

The entrance hall gives access to the stairs leading to the first floor and opens into the bright and spacious living room which features natural light from both aspects, pendant light fittings, and contemporary wood-effect flooring.

The kitchen can be accessed directly from an external door from the front of the property, and also has a door leading out to the rear garden. With a store cupboard and space for dining furniture, the kitchen includes fitted units, stone-effect worktops, a composite sink with drainer, a tiled surround, an integrated oven and gas hob, and a freestanding fridge/freezer and washing machine.

Upstairs, there are two well-proportioned carpeted double bedrooms set to either aspect, with a built-in mirrored wardrobe for bedroom one, whilst there is a flexible single bedroom set towards the front with a built-in partial shelved storage cupboard.

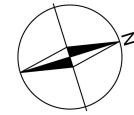
Completing the accommodation, the modern family shower room is fitted with a two-piece suite, and a large walk-in enclosure with a mains powered rainfall shower head, a ladder radiator, and tiled splashwalls.

A virtual 360 tour is available online.

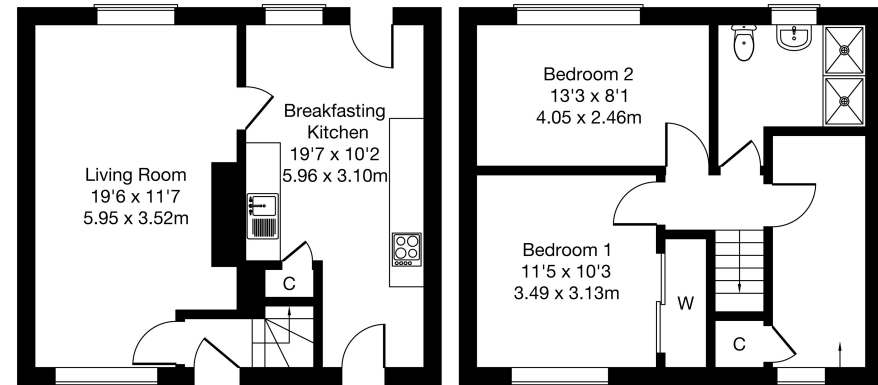


**27 Charles Street, Penicuik EH26 0HH**

Approximate Gross Internal Area: (869 sq ft - 81 sq m.)



Shower Room  
8'6 x 8'0  
2.60 x 2.43m



**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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[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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