



27 Bavelaw Crescent, Penicuik, Midlothian, EH26 9AX

Light and Tastefully Presented, Three-Bedroom, Semi-Detached House

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

espc rightmove  find your happy Zoopla

Property Description

Light and tastefully presented, three-bedroom, semi-detached house, with gardens, a driveway and a garage. Located in a leafy and desirable residential area of the Midlothian town of Penicuik, to the south of Edinburgh.

Comprises an entrance hall, living room, dining/kitchen, sun room, three flexible bedrooms and a family bathroom.

Highlights include a modern fitted kitchen and bathroom suite, and extensive, high-quality Amtico flooring. In addition, there is double glazing, gas central heating and good storage, including a loft and a garage, with power and light.

Low-maintenance, professionally landscaped gardens include a patio and synthetic turf lawn to the rear, with a multi-vehicle driveway continuing to the side.

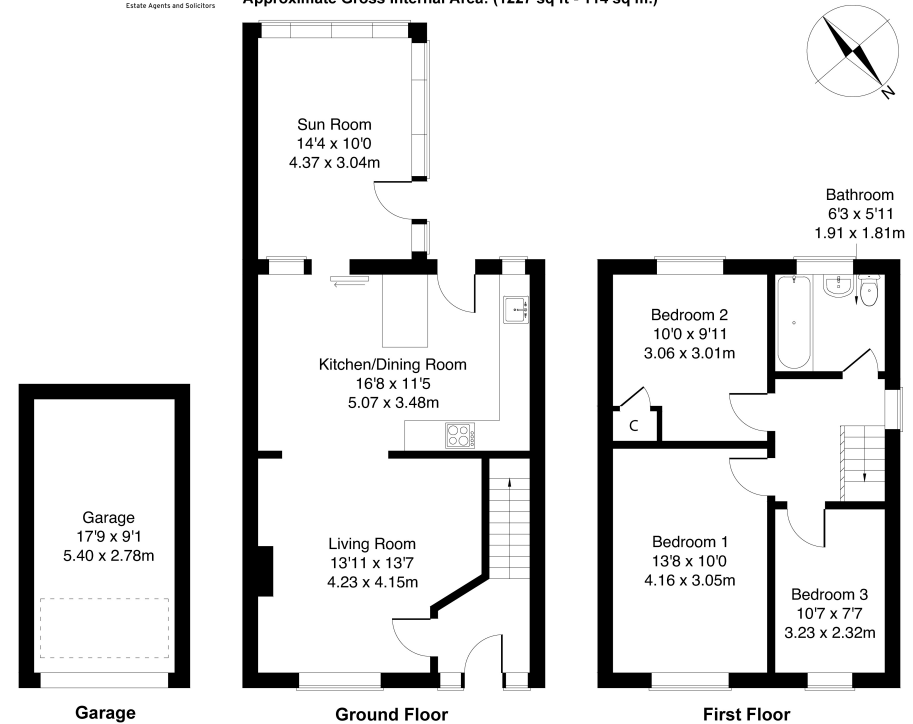
A welcoming entrance hall leads into a living room, on the left, filled with light from a wide, front-facing window. The bright reception room is finished with stylish Amtico flooring and includes a contemporary fireplace. Plenty of space is available for freestanding lounge furniture and the well-presented space flows openly into a kitchen, with garden access. Including a breakfast bar and space for a dining table and chairs, the kitchen is fitted with traditional units, wood-effect worktops and a Belfast sink, whilst appliances include an integrated oven, an induction hob, a stainless-steel canopy, a fridge/freezer and a dishwasher. Leading off the kitchen, a conservatory offers further, versatile living space.

Upstairs, set to either aspect, three carpeted bedrooms provide good-sized, versatile spaces, with one benefiting from built-in cupboard storage.

Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath, vanity storage, a chrome, ladder-style radiator and tiled splash walls and flooring.

mov⁸ 27 Bavelaw Crescent, Penicuik, EH26 9AX
REAL ESTATE
Estate Agents and Solicitors

Approximate Gross Internal Area: (1227 sq ft - 114 sq m.)



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.





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.