



**22 Ewing Street
Penicuik, EH26 0JY**

Deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED HOUSE

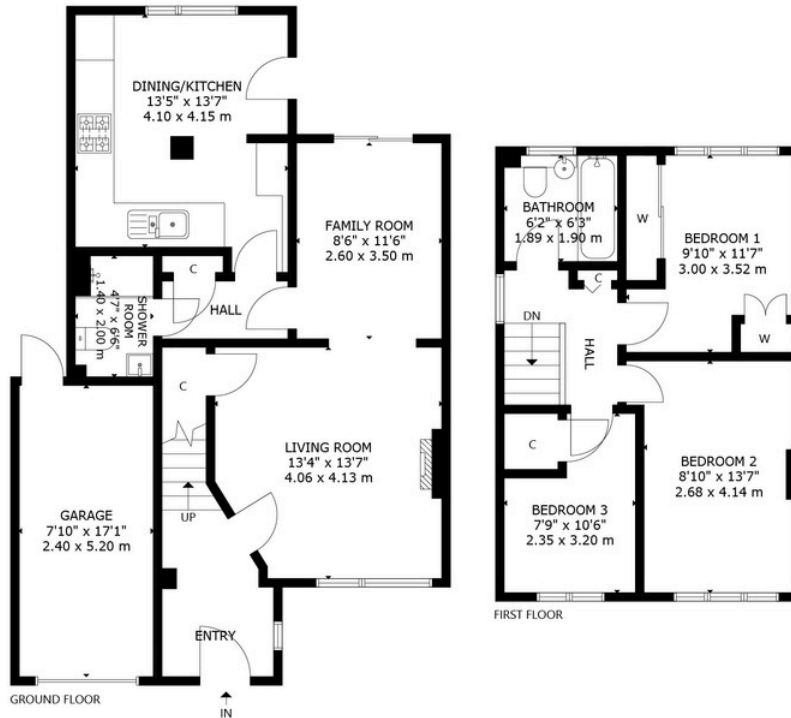
- Living Room
- Family Room
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Shower Room
- Private Front & Rear Gardens
- Driveway & Garage
- Double Glazing & GCH
- EPC Rating – C



This bright and spacious semi-detached house is located in a quiet cul-de-sac in the popular Midlothian town of Penicuik. Penicuik offers a range of local schooling, shops and amenities, with Straiton Retail Park offering a range of popular high street stores just a short distance away. There are regular bus routes and road connections to the City Centre as well as links to the Bypass and Motorway Networks. The accommodation on the ground floor comprises; welcoming entrance hallway, generous living room opening to family room/dining room, modern dining kitchen and stylish shower room. There are three comfortable bedrooms and family bathroom with shower over bath on the first floor. A fully enclosed, south-facing garden lies to the rear with a gate leading to lovely open parkland. There is a further private garden area to the front and a driveway and garage give ample off-street parking. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine and dishwasher. The appliances included are sold as seen with no warranty provided.







22 EWING STREET, PENICUIK, EH26 0JY
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,055 SQ FT / 98 SQ M
 GARAGE 134 SQ FT / 12 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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