



## 3 Laing Terrace, Penicuik

Offers Over £205,000





## 3 Laing Terrace

Penicuik, Penicuik

Duncan Laing and REMAX Estates – Edinburgh offer to the market this beautiful semi-detached family home with log burner, 3 double bedrooms, kitchen, bathroom, gardens, and off-street parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 3 Bedroom Semi-Detached
- Fresh decor
- Driveway
- Beautifully finished both inside and out
- Popular residential area





### Hallway

16' 5" x 6' 9" (5.00m x 2.06m)

Accessed via a modern composite front door, the bright and spacious hallway provides access to the lounge, kitchen and bathroom. A carpeted staircase with attractive timber spindle balustrade leads to the first floor. The hallway features laminate flooring, a radiator, and a side-facing window allowing natural light to flow through.

### Lounge

14' 2" x 13' 2" (4.32m x 4.01m)

A bright and welcoming front-facing lounge with a large window to the front elevation, finished in neutral décor. The room features a striking fireplace with inset log burner, complimented by a floating wood mantle and marble hearth. Additional features include coving, laminate flooring, and a central heating radiator.

### Kitchen

10' 0" x 9' 5" (3.05m x 2.87m)

A lovely, well-appointed kitchen situated to the rear of the property, enjoying natural light from a rear-facing window with fitted blind. The kitchen is fitted with a range of base and wall-mounted units complemented by a marble-effect worktop and inset stainless steel sink with drainer. Integrated appliances include an electric oven, halogen hob, and cooker hood, with plumbing in place for a washing machine. Cupboard housing the central heating boiler. Further features include a chrome radiator, laminate flooring, and open access to the rear hall.

### Bedroom 1

14' 7" x 10' 6" (4.45m x 3.20m)

A generous double bedroom featuring dual front-facing windows with fitted blinds, allowing plenty of natural light. The room includes a fitted cupboard and offers more than ample space for free-standing furniture. Additional features include a radiator and fitted carpet.

### Bedroom 2

12' 1" x 11' 9" (3.68m x 3.58m)

A comfortable double bedroom featuring a large window with fitted blind, allowing natural light to fill the room. The bedroom benefits from a fitted







#### **Rear Hall**

5' 1" x 3' 10" (1.55m x 1.17m)

The rear hall has an open access from the kitchen and has space for a fridge/freezer. Laminate flooring. Partially glazed door to the rear garden.

#### **Family Bathroom**

6' 9" x 6' 3" (2.06m x 1.91m)

A fully tiled bathroom fitted with a white three-piece suite comprising WC, wash hand basin, and bath with electric shower over. An opaque rear-facing window with fitted blind provides natural light while maintaining privacy. Additional features include a wall-mounted bathroom cabinet, extractor fan, radiator, and laminate flooring.

#### **Landing**

13' 9" x 6' 5" (4.19m x 1.96m)

A spacious and bright landing providing access to all three bedrooms. A side-facing window with fitted blind allows natural light to flow through, complemented by a timber spindle balustrade and fitted carpet.

#### **Front Garden**

The front garden has been tastefully landscaped to provide off-street parking for several vehicles. It is laid to paving, which continues through a beautiful wrought iron gate down into the rear garden. Steps lead up to the front door, while a sunken decked area with feature ironwork adds a stylish touch to the exterior.

#### **Rear Garden**

The enclosed rear garden is laid to a combination of paved patio and lawn, providing a versatile outdoor space. The sunny patio is ideal for entertaining, while the garden also benefits from a timber garage and timber shed for additional storage.

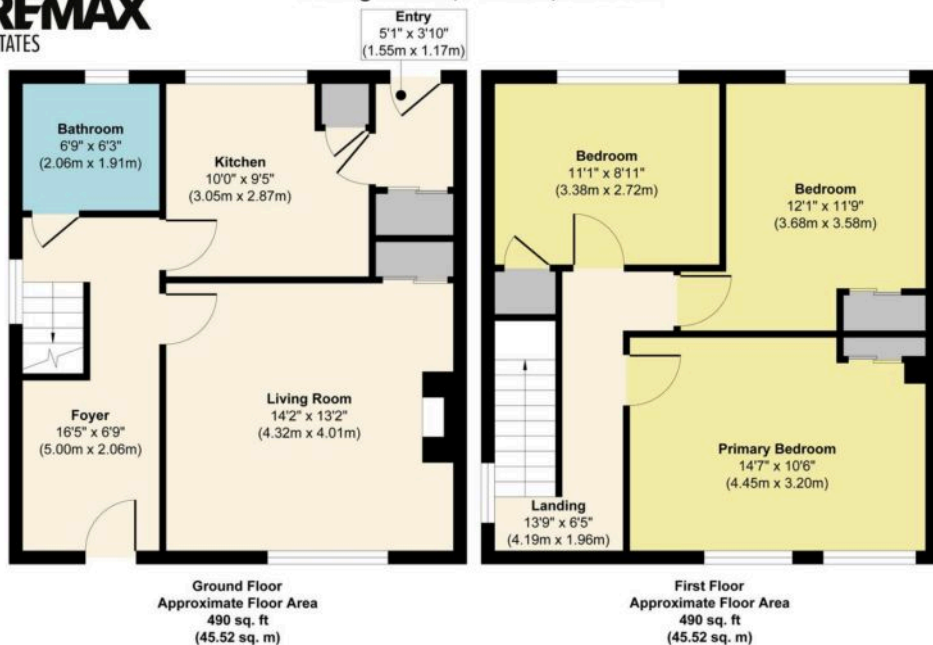
#### **Driveway**

The front garden area is laid to decorative paving providing off-street parking





3 Laing Terrace, Penicuik, EH26 0HG



Approx. Gross Internal Floor Area 980 sq. ft / 91.04 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





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