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Offers Over

£230,000

1 Trelawney Terrace

Penicuik | Midlothian | EH26 ONB

This spacious and well presented extended semi-detached villa with private gardens and driveway, is pleasantly situated within a residential area popular with the professionals and growing families, within the popular Midlothian town of Penicuik close to local amenities and excellent commuting links.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Driveway
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band - D



Description

In brief the accommodation comprises; welcoming entrance hallway with useful WC located off, generous sized reception room with double doors leading to the modern fitted kitchen/dining room which in turn provides direct access to the private rear garden, useful utility room with door to rear, light and airy downstairs bedroom, well proportioned principal bedroom with fitted storage, second good sized double bedroom and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed 2021) and double glazing throughout. Please note there is currently planning permission in place for a second storey extension to the side of the property and further information can be made available.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated dishwasher.

Gardens & Driveway

A real feature of this property is the sizeable private garden to rear which is laid to lawn with an area of decking. To the front lies a further area of private garden ground together with a spacious driveway providing off-street parking.

Viewing

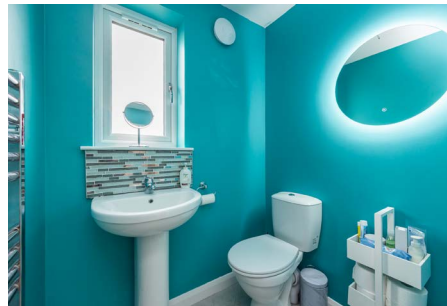
By appointment through Neilsons (0131 625 2222).





Location

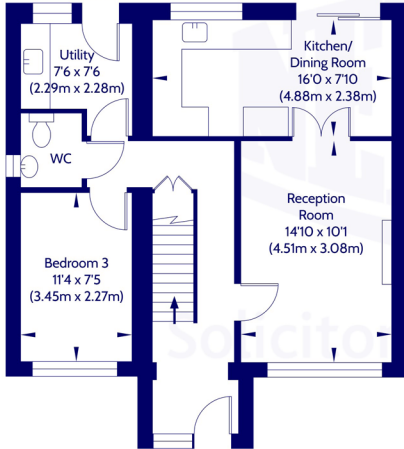
The property is situated within the popular Midlothian town of Penicuik, which offers an excellent range of local amenities and facilities providing everyday essentials. Further specialised shopping can be found at the nearby Straiton Retail Park with a large M&S food hall, Sainsbury's, Ikea and Costco to name but a few. Reputable schooling is on hand ranging from nursery through to secondary level. The City of Edinburgh bypass is within easy reach linking the main Scottish motorway network system and the bus services within the area link directly to Edinburgh's city centre and surrounding towns. In addition, there is a park & ride service available at Straiton. There is a selection of recreational and sporting facilities throughout the town, including a leisure centre, the well regarded Glencorse Golf Course and the nearby Pentland Hills provide excellent walking terrain.



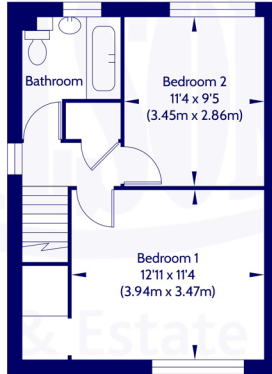


Approx. Gross Internal Floor Area 89.64 Sq M / 964 Sq Ft.

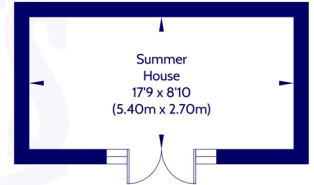
Ground Floor



First Floor



Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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