





Welcome

Welcome to 16 Cuiken Terrace, Penicuik, another wonderful opportunity for first-time buyers, professional couples, and those with young families, presented to the market by McDougall McQueen. We are delighted to offer this property, a spacious extended two-bedroom terraced house, situated close to all amenities and schooling, set in a popular residential area in the lovely Midlothian town of Penicuik. The property is presented in good clean order throughout, benefiting from a rear extension providing excellent additional family living space. The property benefits from double glazing, gas central heating, and garden grounds to the front and rear.

- Viewing highly recommended
- Superb residential location close to all amenities
- Entrance hallway with under stair store
- Fitted kitchen with front facing window, wall and base units, gas hob, glass splashback, extractor, oven, integrated freezer, under counter fridge and washing machine, with ample space for a table and chairs
- Living room accessed from an inner hall and open into a dining family room
- Superb Dining/family room with French doors to the rear garden and two roof Velux windows
- Upper hallway with loft ladder access (part floored with light)
- Main bedroom with rear facing window, full width fitted mirrored wardrobes and dressing area recess
- Bedroom two with front facing window (to include free-standing wardrobes)
- Lovely family shower room with walk-in shower and drying area, overhead raindrop shower and attachment, wc, sink with vanity unit, and heated towel radiator
- Double glazing and gas central heating
- Good sized private garden grounds to the front and rear, the ideal space for outside entertaining





Penicuik

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian. It, therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular public transport service operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, remaining white goods, and wardrobes in bedroom two. No warranty applies to any integrated appliances, white goods or moveable items included in the sale and these are deemed sold as seen.



Get in touch

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Property Hub:

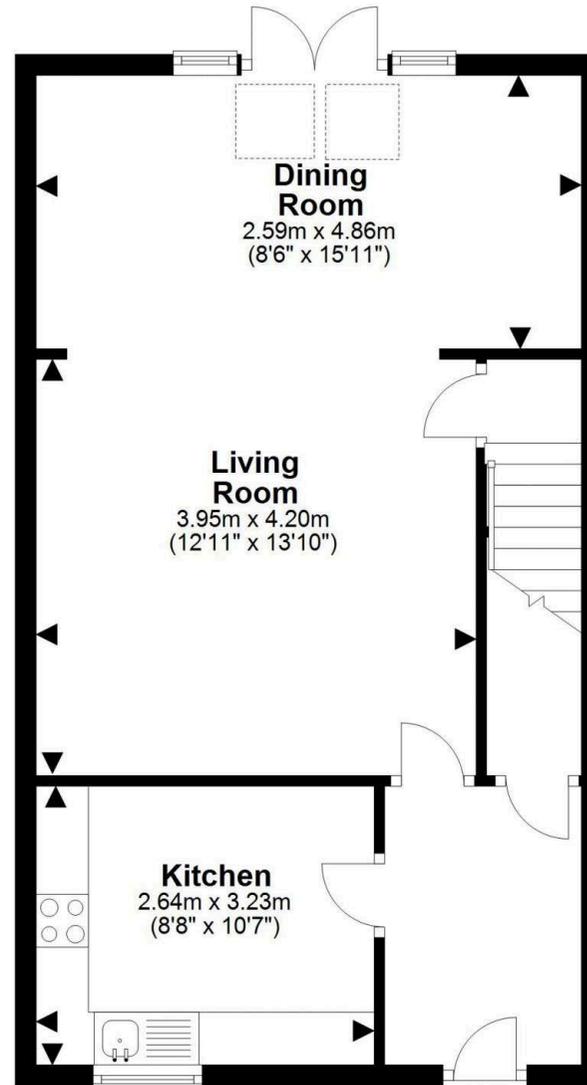
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

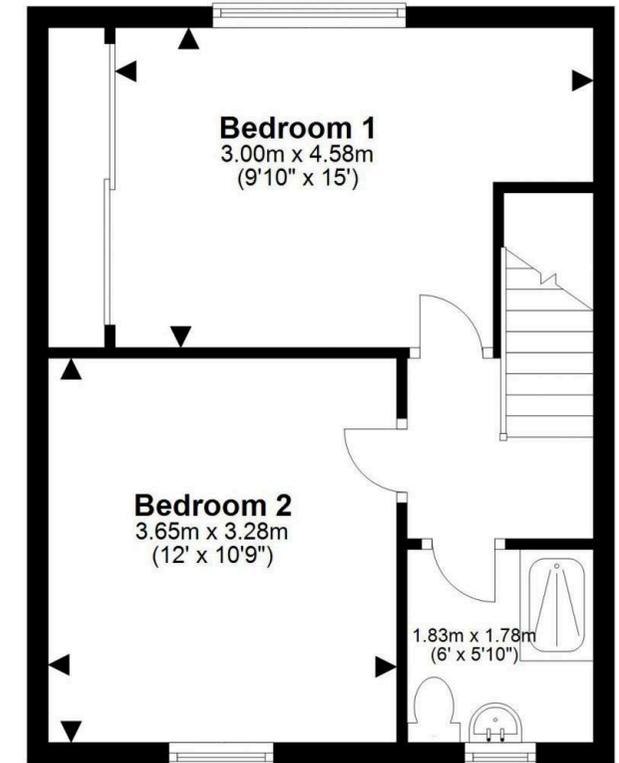
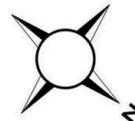
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.