





Welcome

Welcome to 10 Terregles, Penicuik, a rare opportunity to acquire this beautifully extended and immaculately presented two-bedroom villa (formerly three bedrooms, linked by garage) within an established and highly desirable residential estate. Offering an abundance of flexible living space, this bright and spacious property is perfectly positioned within walking distance of local amenities and reputable primary and secondary schools, making it an ideal choice for families. The home is offered in outstanding condition throughout, featuring double glazing, efficient gas central heating, and generous private gardens to both the front and rear. Additional benefits include a private driveway and an attached garage, providing ample parking and storage solutions. With its contemporary fixtures and fittings, versatile living areas, and prime location, this superb property is certain to appeal to discerning buyers seeking quality, comfort, and convenience. Early viewing is highly recommended to fully appreciate all that this exceptional family residence has to offer.



- Wonderfully spacious property presented in excellent condition with a host of quality fixtures and fittings
- Entrance vestibule
- Hallway with large under stair store
- Ground floor WC with heated towel radiator
- Spacious living room featuring a large picture window to the rear
- Dining/family room with French doors to the rear
- Fitted dining kitchen with dual aspect windows, a range of base and wall units featuring a breakfast bar, Range Master dual fuel range cooker, stainless steel splashback, double extractor, integrated washing machine, integrated dishwasher, and American style large fridge freezer
- Mid stair landing leading with side facing window
- Upper hallway with loft access (part floored with light)
- Main bedroom with side facing window and built-in His and Hers double wardrobes
- Large second bedroom (previously bedroom two and three which could easily be re-established) with two rear facing windows
- Gorgeous family bathroom with three-piece white suite with electric shower over the bath, shower screen, wc and sink with combined vanity unit, wet wall, vinyl roof, wall mirror with light, towel radiator, and heated towel radiator
- Gas central heating and double glazing
- Lovely very private garden grounds to the front and rear which are ideal for outside entertaining
- Driveway and attached garage with light and power ~~and attached workshop.~~





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, and remaining white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

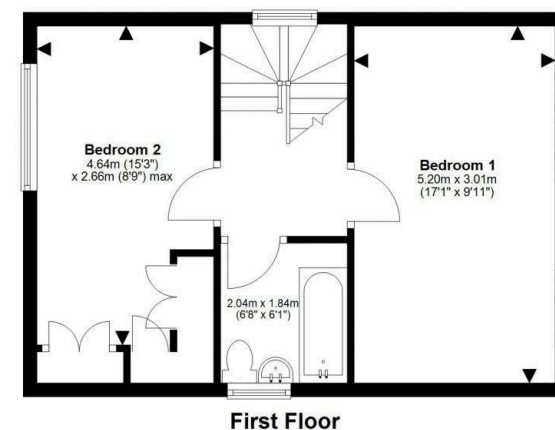
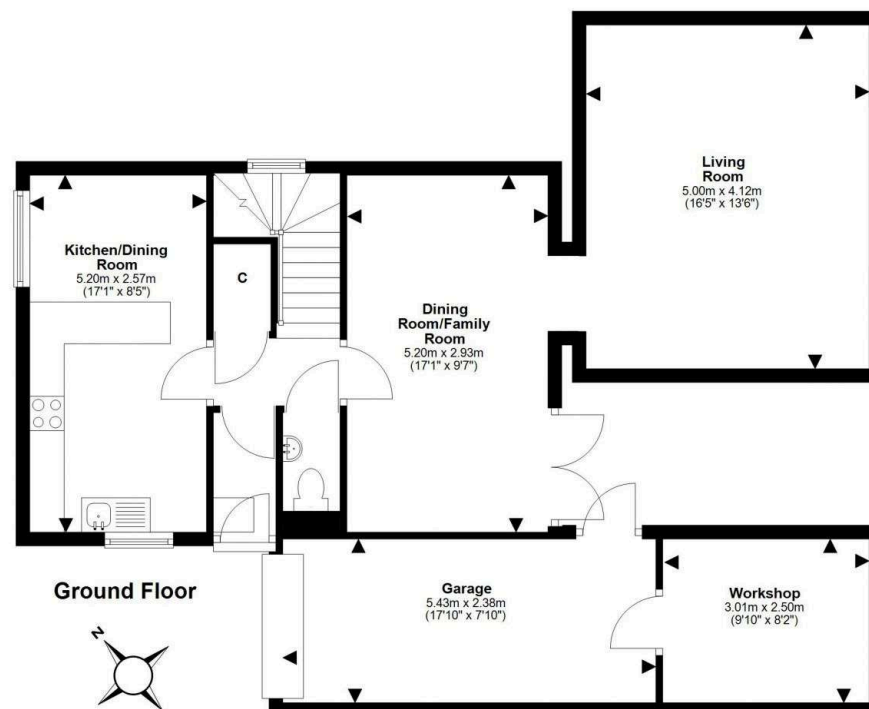
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

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.



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.