

# 201 Cuiken Terrace

PENICUIK, MIDLOTHIAN, EH26 9AZ



*SPACIOUS FOUR BEDROOM SEMI  
DETACHED HOUSE IN PENICUIK*



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McEwan Fraser Legal is delighted to present this four bedroom semi detached family home in the heart of the Midlothian town of Penicuik.

Inside, the property comprises of a spacious living room which leads directly into the dining space creating a free flowing open plan family living space with various options for configuration.











There is a fully equipped kitchen which is fitted with gas hob, fan oven and free-standing white goods. The kitchen also provides access to the private rear garden.







The house has three generous bedrooms on the first floor with an additional bedroom on the ground level which form part of the extension and is currently used as a home gym and home office.







**Bedroom 1**







**Bedroom 2**







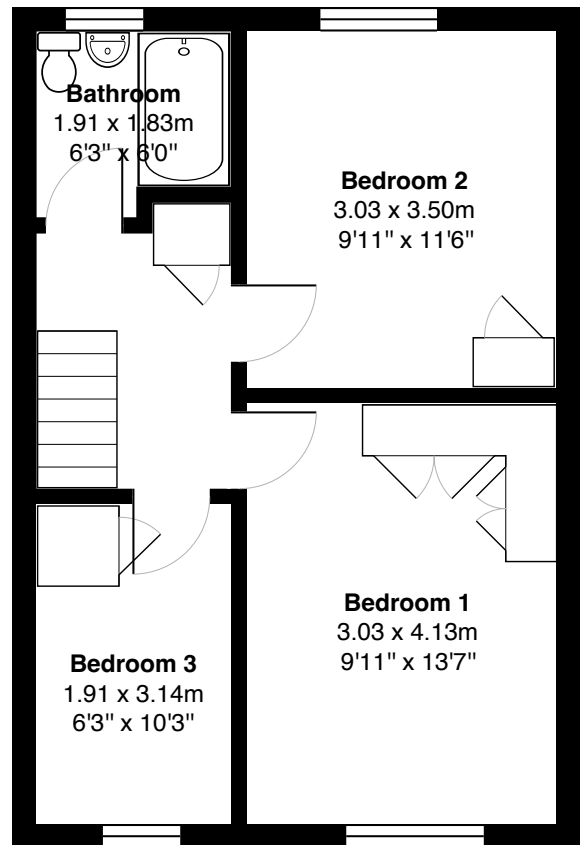
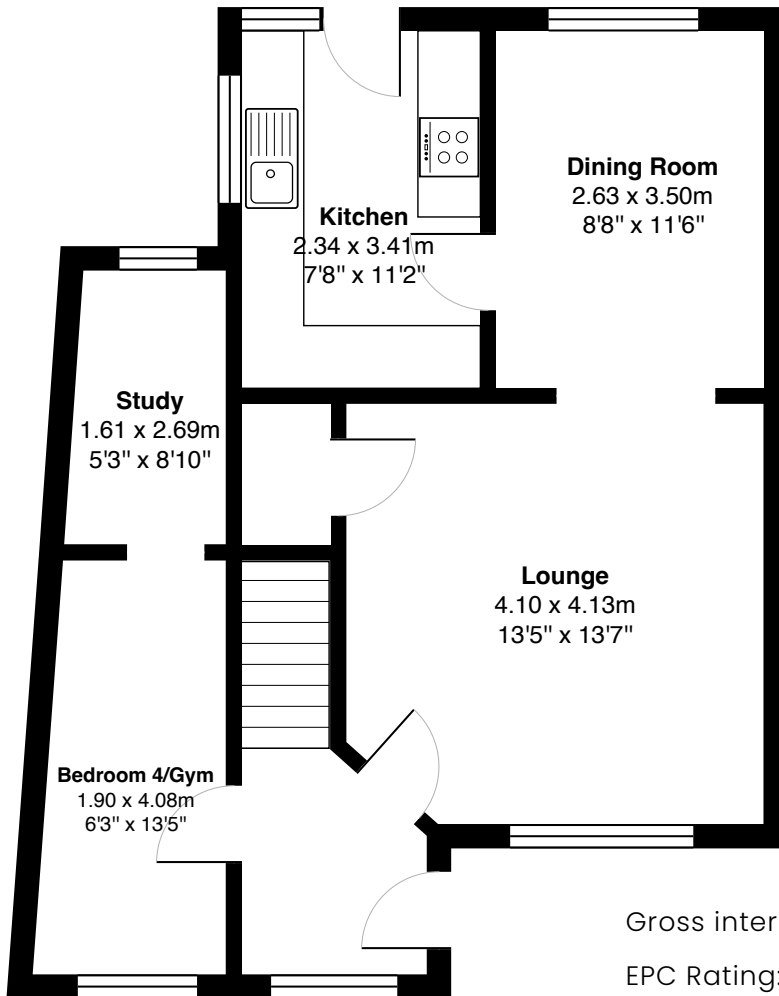




The house has one main family bathroom on the first floor which has a shower fitted over the bath and is well maintained and modern.







Gross internal floor area (m<sup>2</sup>): 93m<sup>2</sup>

EPC Rating: C





In addition to this, the property includes a floored attic with Ramsay ladder access for ease of storage, gas central heating, double glazed windows, off-street parking to the front and rear and a private garage.







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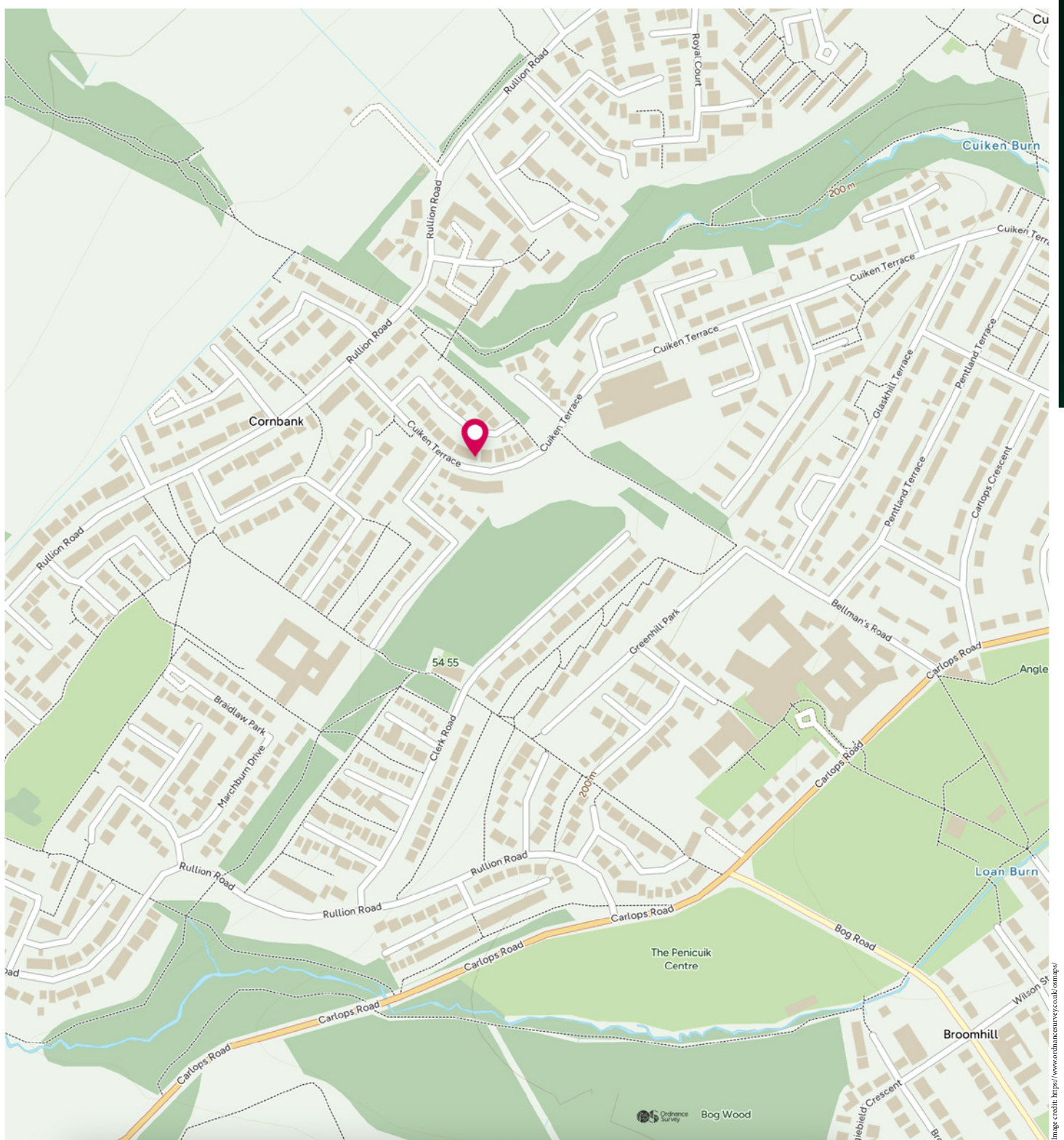
Penicuik is well served with every possible shopping facility, service and amenity. Much of the town centre is pedestrianised, making shopping both pleasant and entirely safe. Apart from the extensive variety of small shopping facilities, there is a branch of Lidl and a Tesco Superstore. Slightly further afield, a ten minute drive takes you to Straiton Retail Park where you will find a selection of shops including Asda, IKEA, Costco, Sainsburys and Marks & Spencers.

The town centre provides a wide choice of building society, banking, post office services and a health centre, which provides very comprehensive services, including those of a dentist. Throughout Penicuik are a number of Primary and Secondary schools of both denominations. Just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with Library and swimming pool.

For those whose jobs require them to travel throughout Scotland, Penicuik is an excellent position. Only ten minutes away lies the Edinburgh City bypass, which gives access to all main routes, whilst Penicuik itself is on the main road to Peebles and all points south, and just off the road directly to Carlisle, which also gives easy access to Clyde Valley and the City of Glasgow.

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# McEwan Fraser Legal

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