

18 Avon Grove

PENICUIK, MIDLOTHIAN, EH26 8JL



Bright and spacious three-bed mid-terrace with private gardens in a quiet Penicuik location



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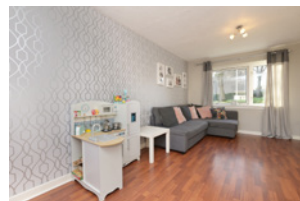


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Situated in a popular residential area of Penicuik, this well-presented three-bedroom mid-terraced home offers generous living space, private gardens and convenient parking, making it an ideal choice for first-time buyers, young families or those looking to upsize.

THE LIVING/DINING ROOM



The ground floor features a spacious open-plan living and dining area, perfect for family life and entertaining, complemented by a well-proportioned separate kitchen and a welcoming, roomy hallway that enhances the sense of space throughout.

THE KITCHEN



complemented by a well-proportioned separate kitchen





Upstairs, the property offers two bright double bedrooms, a comfortable single bedroom ideal for a nursery or home office, and a modern family bathroom.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



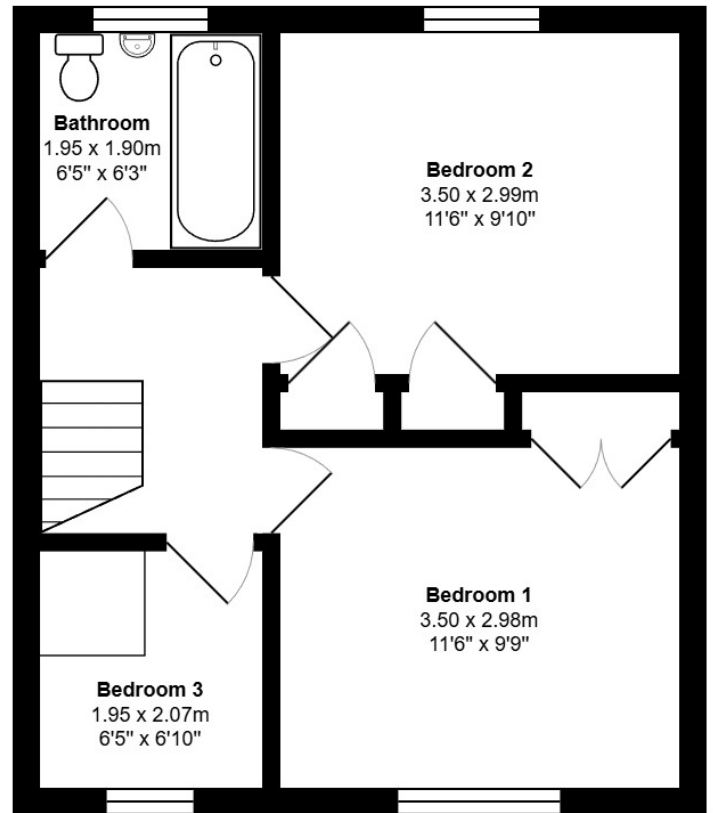
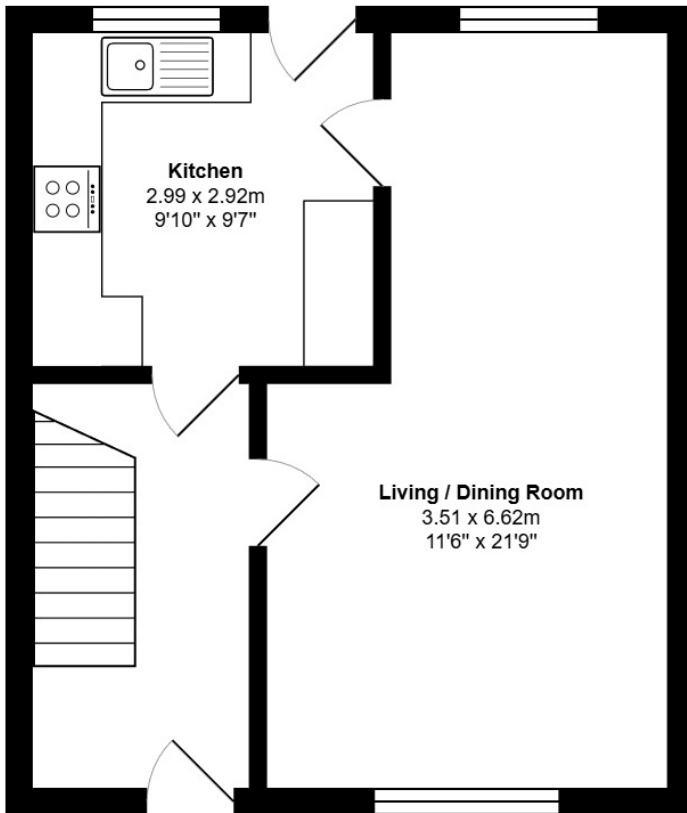
Outside, the home benefits from private front and rear gardens, offering excellent outdoor space for relaxing, gardening or play. To the rear of the property, ample non-allocated parking provides convenient access for residents and visitors.

Enjoying a peaceful setting with local amenities, schools and transport links all within easy reach, this attractive property delivers comfort, space and convenience in a sought-after Penicuik location. Early viewing is highly recommended.

EXTERNALS

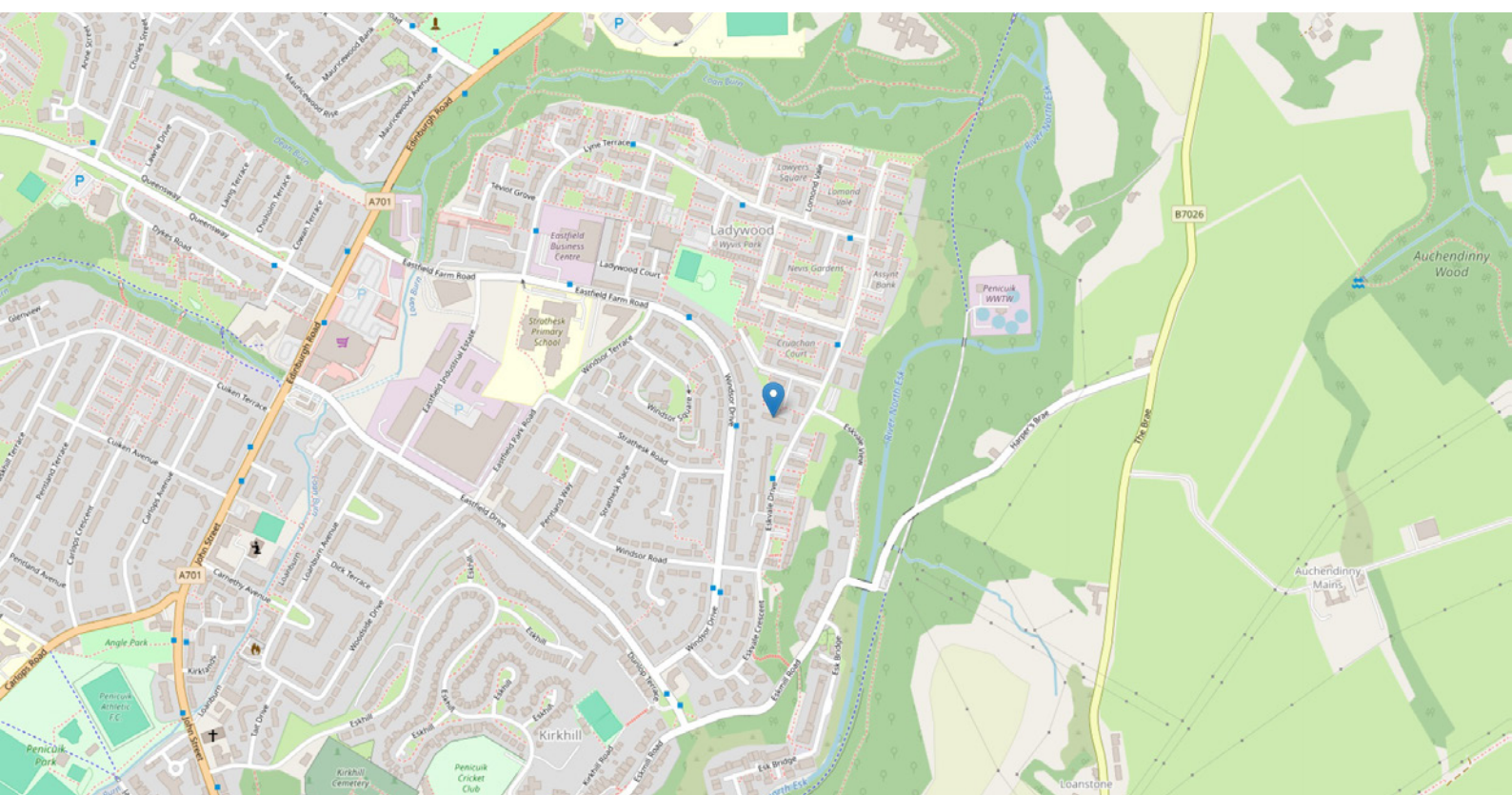


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 73m² | EPC Rating: C



THE LOCATION

For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the southwest of the City, nine or ten miles from Edinburgh's City Centre, close to the Pentland Hills. It is an attractive little town completely surrounded by open countryside, which extends from here right into the borders. In terms of travelling time, Princes Street to Penicuik is generally a twenty-five to thirty-minute drive, except at the busiest of times.





Being a self-contained, independent township, 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 wide 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, Sainsbury's and Marks & Spencer.

The town centre provides a wide choice of building societies, 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 a library and a swimming pool.

For those whose jobs require them to travel throughout Scotland, Penicuik is an excellent choice. 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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