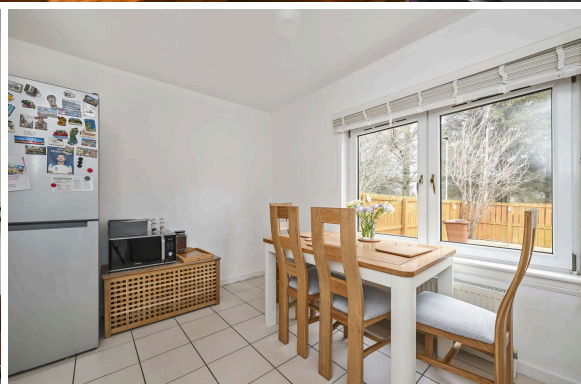




17 Cuiken Terrace
PENICUIK | EH26 ODY


warners
solicitors & estate agents



17 Cuiken Terrace

PENICUIK | EH26 0DY

Warners is pleased to present this delightful three-bedroom end-terrace family home, ideally located in the highly desirable town of Penicuik. Immaculately maintained, this property offers a fantastic opportunity for first-time buyers, young couples, or growing families.

The ground floor welcomes you with a bright and airy entrance hallway, leading to a spacious, south-facing lounge that is filled with natural light. Adjacent to the lounge is a modern dining kitchen, complete with plenty of storage in both base and wall-mounted units, as well as ample space for free-standing appliances and dining.

Upstairs, the upper landing opens to two generously sized double bedrooms, with the master bedroom offering built-in wardrobe space. There is also a flexible single bedroom, ideal as a nursery or home office. Completing the accommodation is a stylish, tiled bathroom, featuring a white three-piece suite and an electric shower over the bath.

The property benefits from large front and rear gardens, providing plenty of outdoor space. Additionally, a private residents' car park is conveniently located at the front of the home.

- Prime Location: Sought-after Penicuik.
- Bright & Spacious: South-facing lounge, generous rooms.
- Modern Kitchen: Ample storage and space for appliances.
- Flexible Bedrooms: 2 doubles, 1 single/box room.
- Stylish Bathroom: White suite, electric shower.
- Private Parking & Gardens: Front/rear gardens, residents' parking.

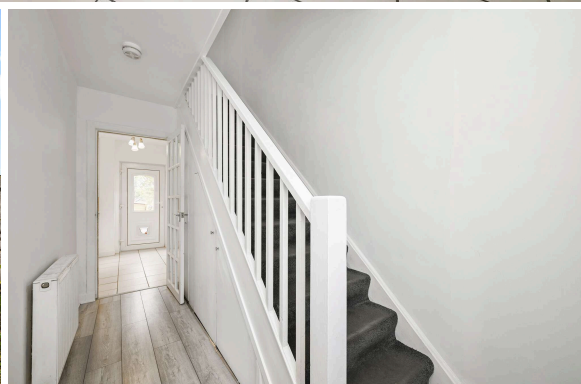
EPC Rating D, Council Tax Band C.

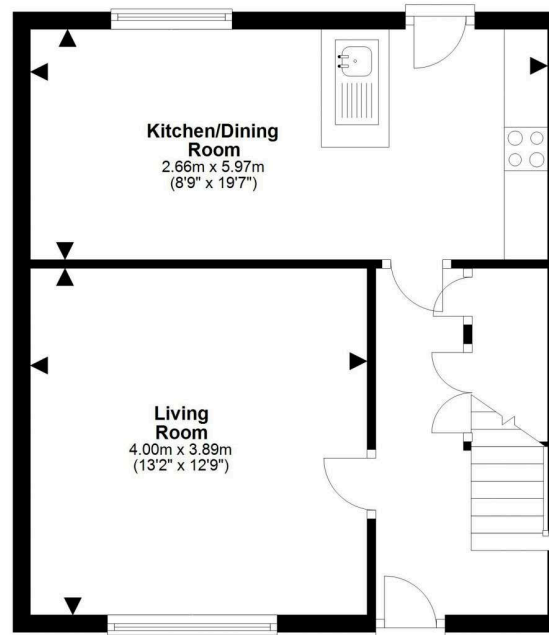
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



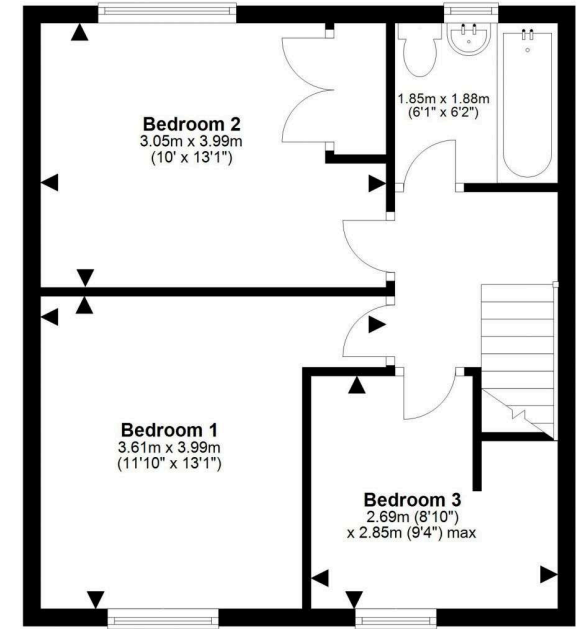
All kitchen appliances, living room blinds, sliding wardrobes and blinds in bedroom three, along with the blinds in bedroom one and two will be included in the sale.

Penicuik is a much respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is ski-ing at Hillend. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.





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.