



43 Teviot Grove
PENICUIK | MIDLOTHIAN | EH26 8HQ


warners
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Warners are delighted to present this extremely well-presented three-bedroom end terraced home. The property has a private enclosed garden to the rear and occupies a quiet setting within a mature residential development located in sought-after Penicuik. This impressive property provides well presented, modern, comfortable and bright living space over two levels, and would make an ideal home for a couple or small family. The property further benefits from an air source heat pump, double glazing, on street parking and there is excellent storage in both the hallway and attic. Early viewing is highly recommended to avoid missing out! The property comprises an entrance hall, a cosy living room with large window that lets in an abundance of natural light, a fully fitted dining kitchen that currently comprises a fridge/freezer, induction hob, double oven, dishwasher and dining area, there is also a handy downstairs WC. Upstairs there are three well-proportioned bedrooms with built in storage and completing the accommodation is the bathroom with shower over the bath.

- Welcoming hallway with storage
- Fully fitted dining-kitchen with access out to the rear garden
- Cosy living room with large window
- Bathroom with shower over the bath
- Downstairs WC
- Three well-proportioned bedrooms with storage
- Double glazing
- Air source heat pump
- Unrestricted On-street parking
- Private rear garden

Energy Rating C. Council Tax band D.

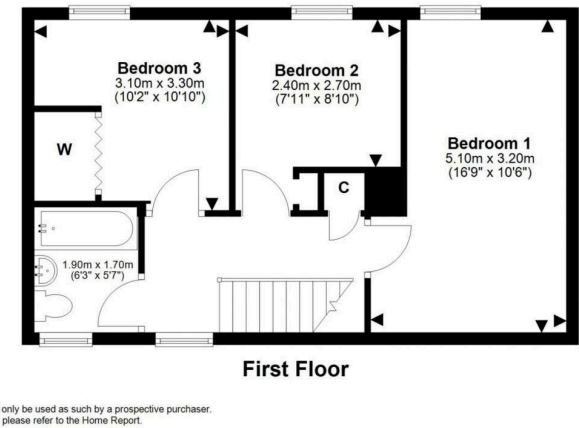
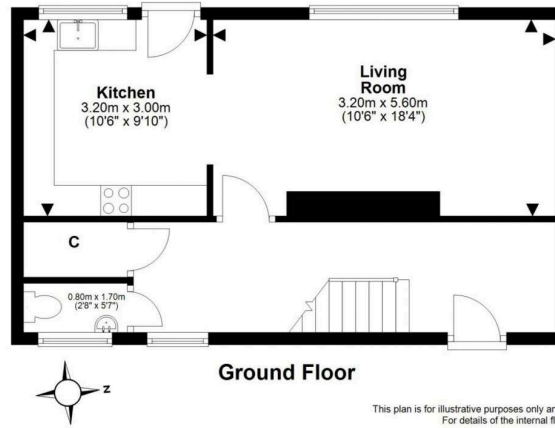
Included in the sale will the over, hob, dishwasher, fridge freezer, and washing machine, as well as all blinds and curtains, and the garden shed.

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



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.





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.