





## Welcome

Welcome to 13 Hawkins Terrace, a superb bright and spacious two-bedroom terraced house, set in a much sought-after residential estate in the lovely Midlothian town of Penicuik. Ideal for first time buyers and professional couples, this property is presented in excellent condition throughout, having had recent upgrades to its kitchen, bathroom, glazing, and central heating. Conveniently located, the property benefits from private garden grounds to the front and rear, with its own garage as part of a block of two, gas central heating, and double glazing. This ideal family home and its location are sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Entrance porch
- Spacious living room with front facing window, and stairs to the upper level
- Superb, fitted dining kitchen with a range of handleless base and wall units with lighting, quartz worktops with matching upstands, and a full range of quality integrated appliances
- Upper hallway with loft access and store cupboard
- Bedroom one with window to the front, and built-in fitted wardrobes
- Bedroom two with rear facing window
- Family bathroom, fully tiled with three-piece white suite, wall mount taps, shower over the bath, wc and sink with combined vanity unit, recessed shelved display, and wall mirror with light
- Gas central heating and double glazing
- Private garden grounds to the front and rear
- Garage to the rear as part of a block of only two





## Penicuik

Penicuik is a charming town situated on the edge of the Pentland Hills, offering residents a delightful blend of scenic countryside and convenient amenities. Well-regarded for its welcoming community spirit, Penicuik features a range of local shops, cafes, and restaurants, as well as excellent schools and leisure facilities. With regular transport links to Edinburgh and surrounding areas, it is ideally positioned for those seeking both tranquillity and accessibility. The town is also known for its beautiful parks and walking trails, making it a popular choice for families and outdoor enthusiasts alike.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items may be available by negotiation.



# Get in touch

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Property Hub:

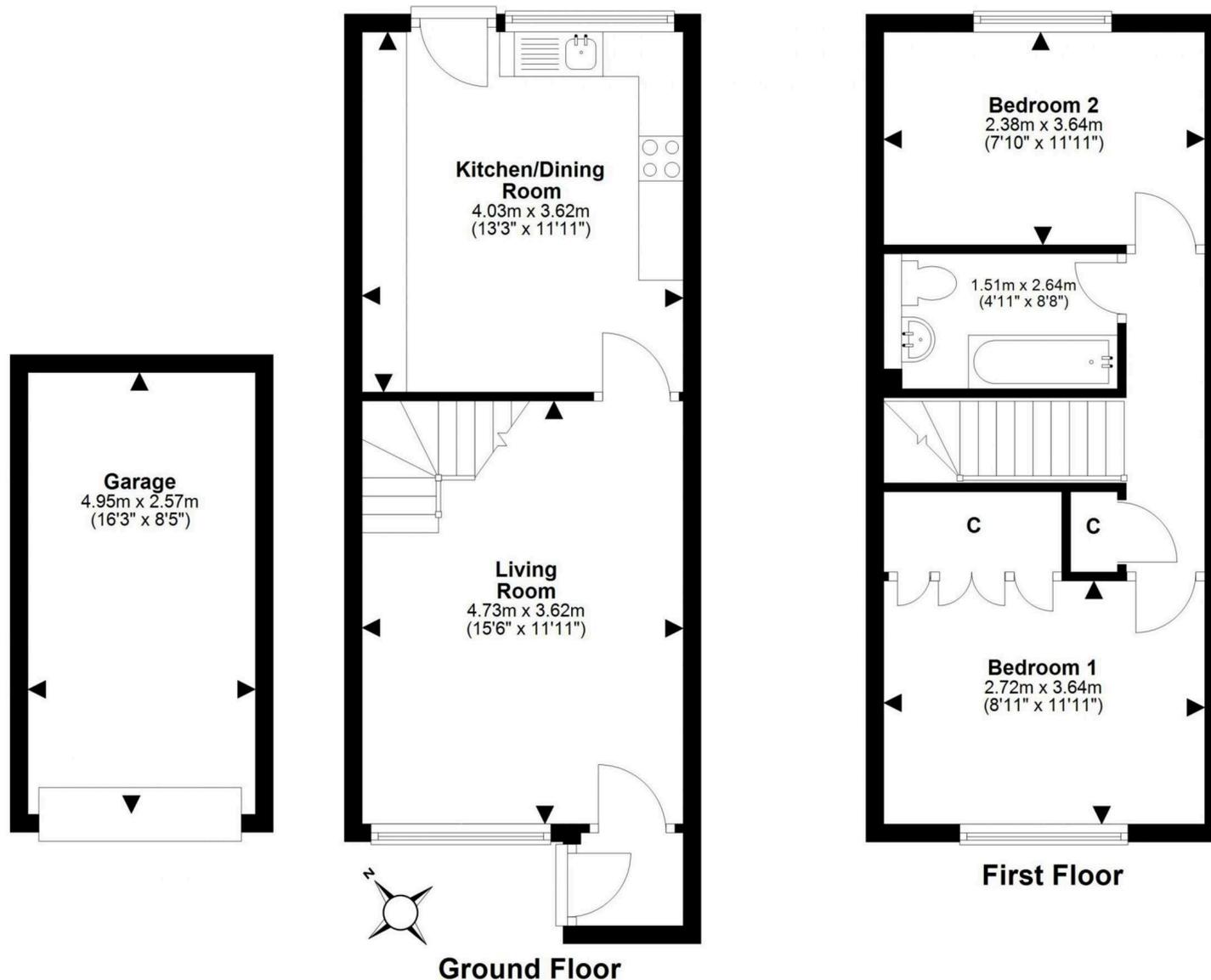
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
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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.