



RALPH SAYER
SOLICITORS & ESTATE AGENTS

27 Glaskhill Terrace

Penicuik, Midlothian, EH26 0EQ

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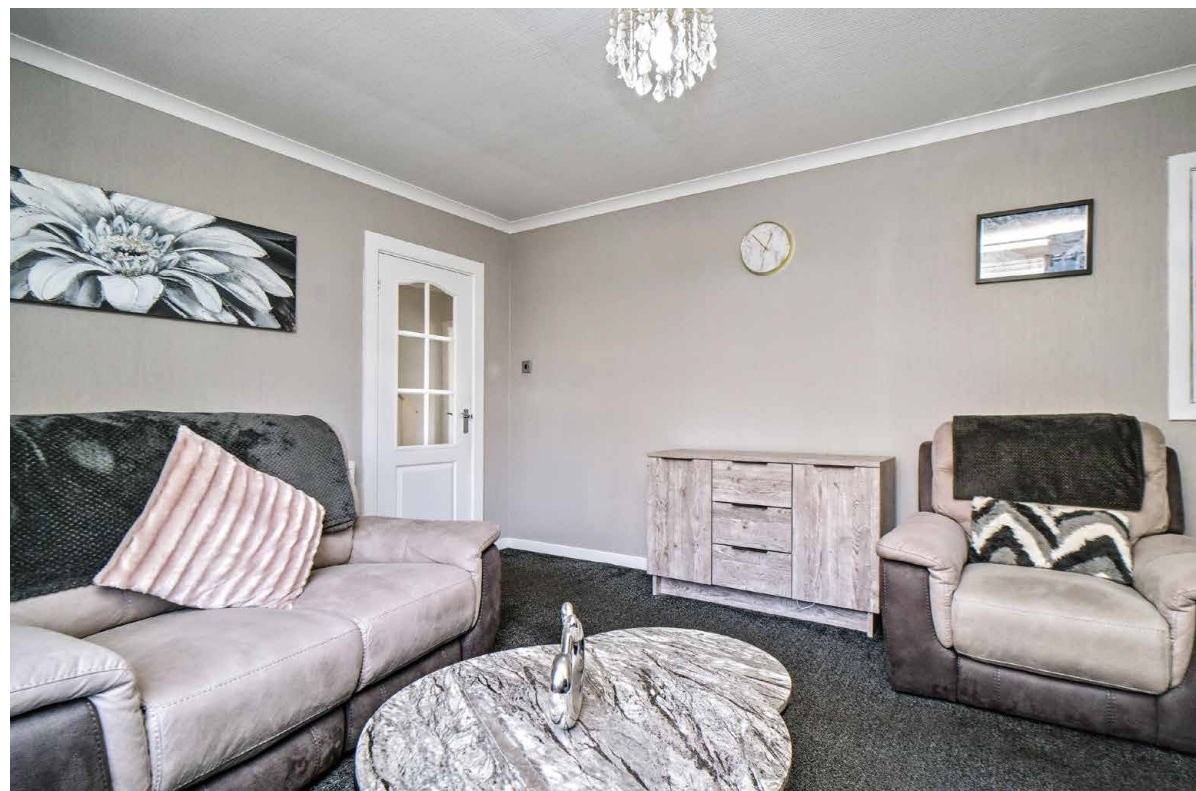
Welcome to a beautiful semi-detached house with three double bedrooms, providing a spacious family home in the heart of Penicuik. This property is attractively decorated throughout in light hues and complete with quality finishings. It includes an elegant living area, a modern breakfasting kitchen, and a monochrome-inspired bathroom with an over-bath shower. Completing the package, this charming home also has private parking for at least two cars and a fully-enclosed rear garden which has been neatly landscaped with a lawn, a patio, and a decked area for summer dining.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (ceramic hob, oven, fridge, freezer, and washing machine) to be included in the sale.



Property Summary

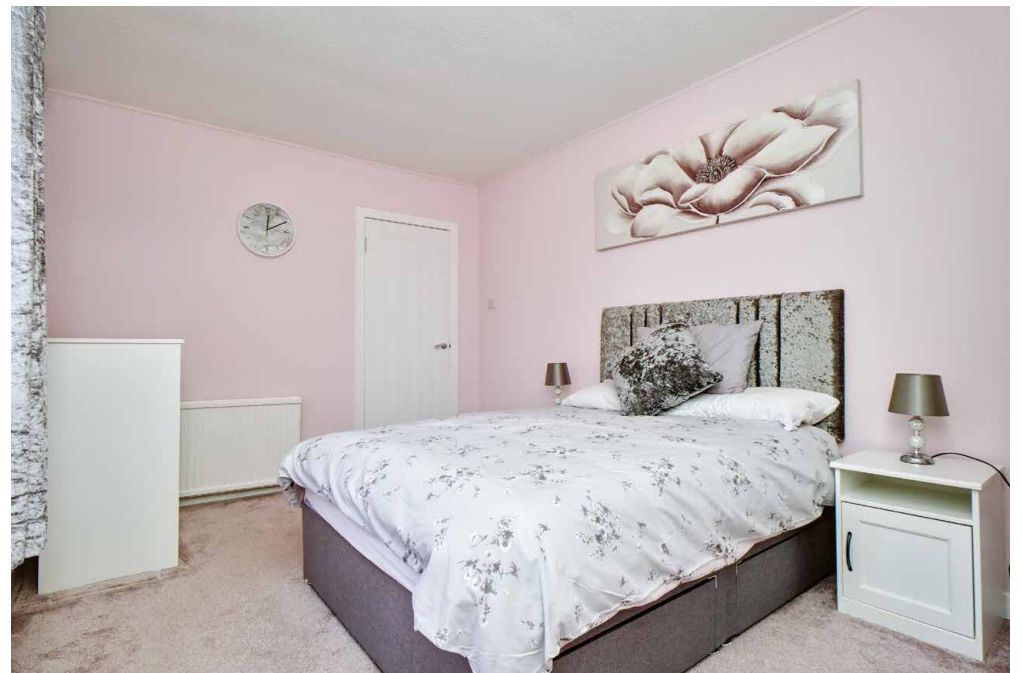
- A bright and spacious semi-detached house
- Situated in popular Penicuik
- Attractive interiors and quality finishings
- Welcoming hall with understairs storage
- Spacious living room with focal-point fireplace
- Generously appointed breakfasting kitchen
- Rear porch with built-in storage
- Three double bedrooms with storage
- Tiled three-piece bathroom
- Carefully maintained front and rear gardens
- Private driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - D
- Home Report Value - £200,000







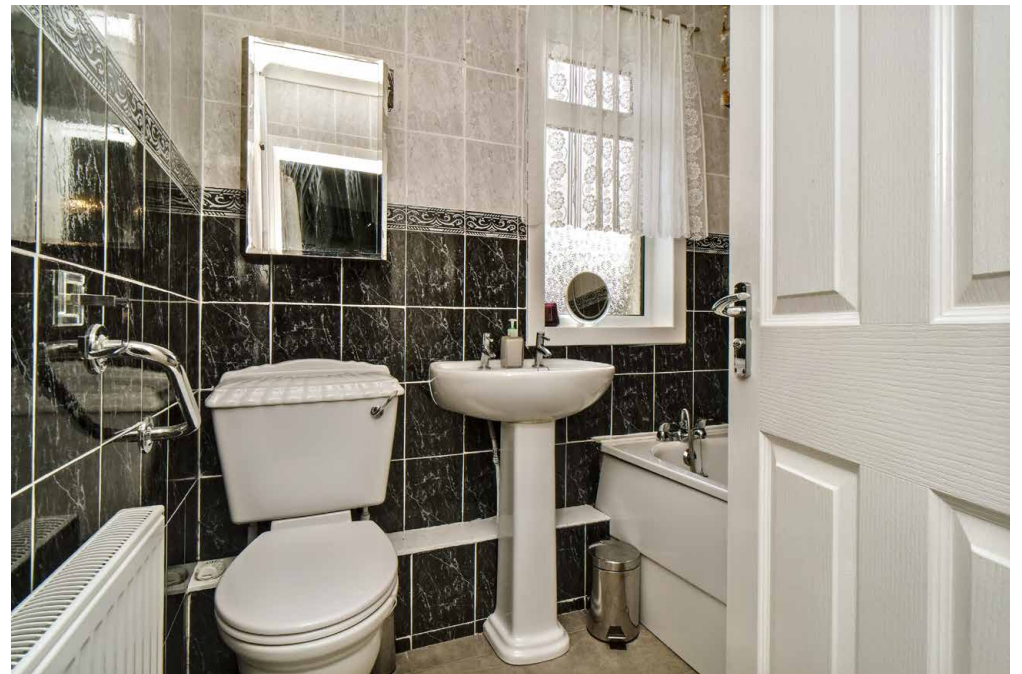
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Three double bedrooms
with storage and a tiled
three-piece bathroom





Let us help you find your next
dream property!



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 **CHARTERED FIRM**

DISCLAIMER

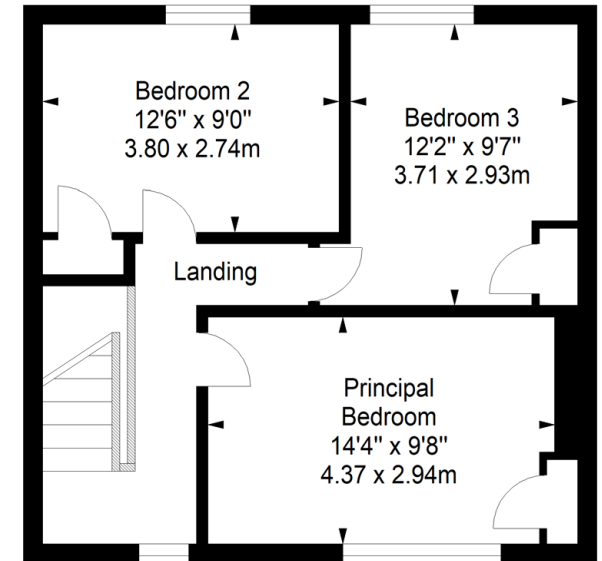
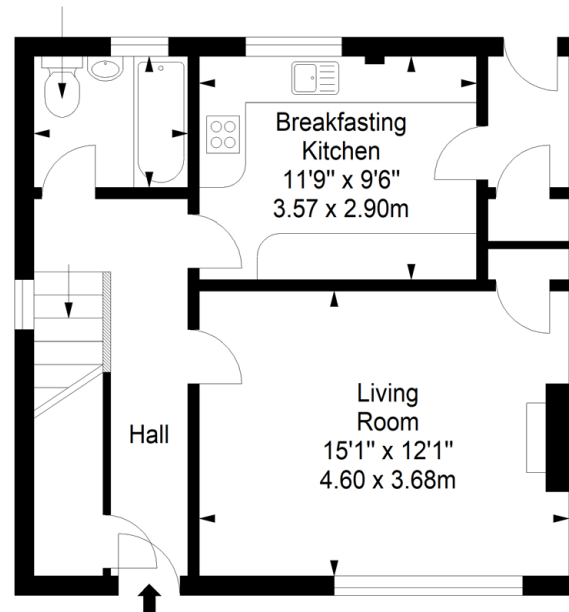
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Bathroom
6'7" x 5'7"
2.00 x 1.71m

Ground Floor
Approx. 46.9 sq. metres (504.8 sq. feet)



First Floor
Approx. 46.9 sq. metres (504.8 sq. feet)



Total area: approx. 93.8 sq. metres (1009.6 sq. feet)