



12 Livesey Terrace
PENICUIK | EH26 0NA


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An exciting opportunity has arisen to acquire this charming two-bedroom terraced home boasting front and rear garden, situated in the popular town of Penicuik in Midlothian.

This charming home offers well-planned accommodation over two levels has been tastefully decorated throughout and is presented to the market in move-in condition. On the ground floor, the spacious living room to the front of the property is flooded with an abundance of natural light. The modern, open plan dining room/kitchen is also of a good size, and from here access is provided to the paved, private rear garden which will be great for enjoying the best of the summer weather.

Upstairs, the principal bedroom benefits from plenty of integral storage. The second bedroom is a well-sized double, and could alternatively be employed as a home office, study or gym giving the property a good amount of flexibility. A bathroom featuring corner bath with shower overhead completes the internal accommodation.

Offering immense appeal to couples, young families or those looking to downsize, early viewing is highly recommended.

- Two-bed terraced home
- Popular location
- Living room
- Kitchen/dining room
- Two double bedrooms
- Bathroom
- Garage
- Front & rear garden

Energy Rating C, Council Tax C

All fixtures, fittings and appliances are included in the sale.

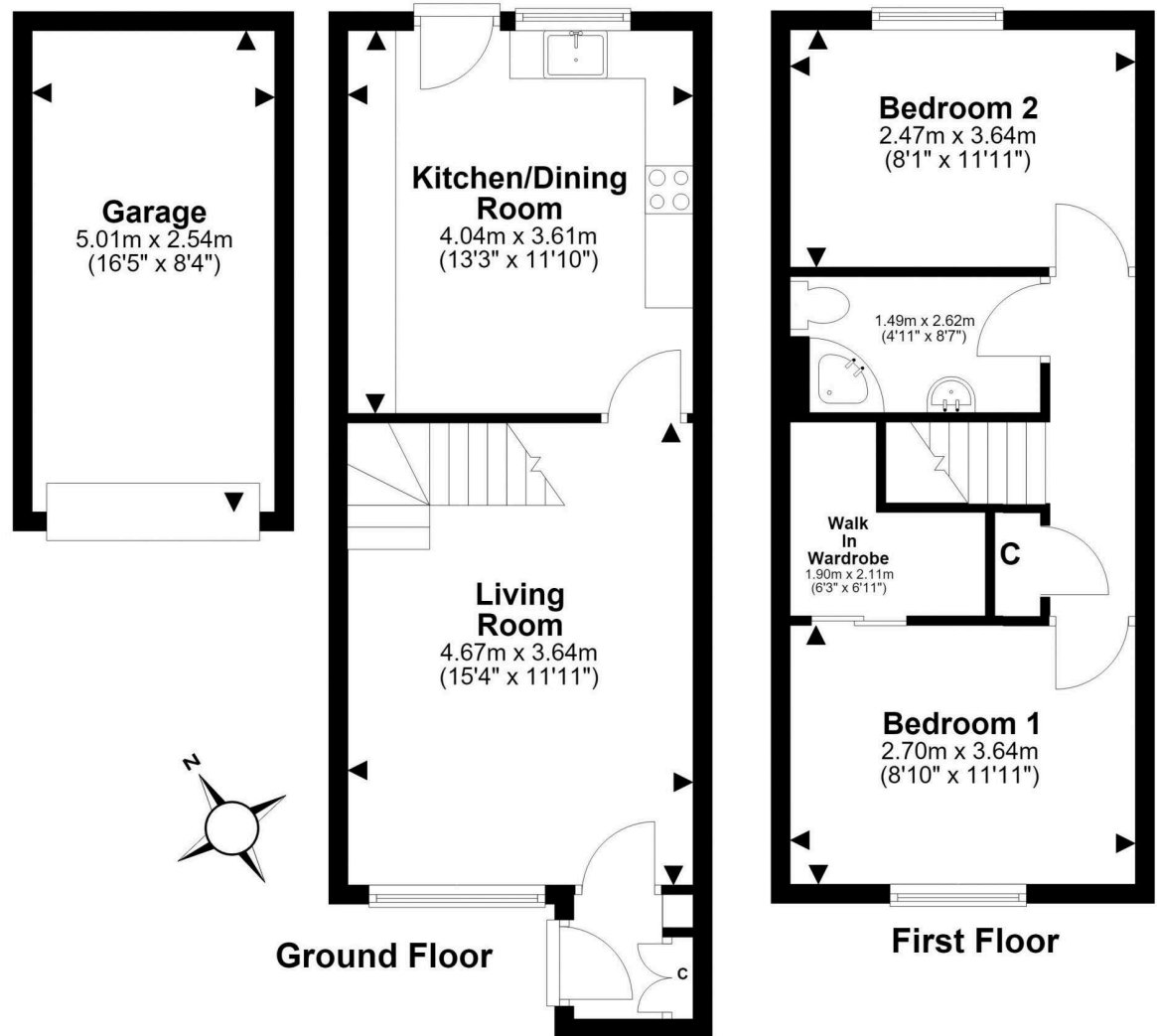
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Penicuik is a much sought-after and respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town offers a comprehensive range of amenities to cater for all needs, supported by the usual 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 Hills Region Park is also easily accessible, and there is skiing and the Alpine Coaster 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 Edinburgh city centre.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.





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.