



33 Nevis Gardens, Penicuik, EH26 8JY



## Welcome

Welcome to 33 Nevis Gardens-a beautifully maintained and improved family home arranged over two levels. We are pleased to present this spacious three-bedroom end terraced property, occupying a superb location in a popular residential area in the charming Midlothian town of Penicuik. With generous living space designed for modern family life, the house is ideally situated within walking distance of local amenities. The property is offered in excellent condition and benefits from a new kitchen, new shower room, gas central heating, double glazing, external thermal cladding and render, with private gardens to both the front and rear, creating ideal spaces for outdoor entertaining and relaxation.

- Superb location within the estate
- Entrance hall with under stair storage
- Living room with front facing window
- Dining room with rear facing window
- Newly fitted kitchen with a range of base and wall units with various storage options, worktops with matching splashbacks, composite sink, and a range of quality integrated appliances including Neff
- Upper hallway with loft access
- Main double bedroom with built-in wardrobes and shelved storage
- Bedroom two with built-in storage
- Bedroom three/study with built-in cabin bed
- Recently fitted family shower room with large corner cubicle, electric shower, wc and sink
- Double glazing, gas central heating, thermal cladding and render
- Garden grounds to the front and rear providing the ideal space for relaxation and entertaining
- Ample on-street parking







## Penicuik

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian. It therefore provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular public transport service operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.



# Get in touch

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 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

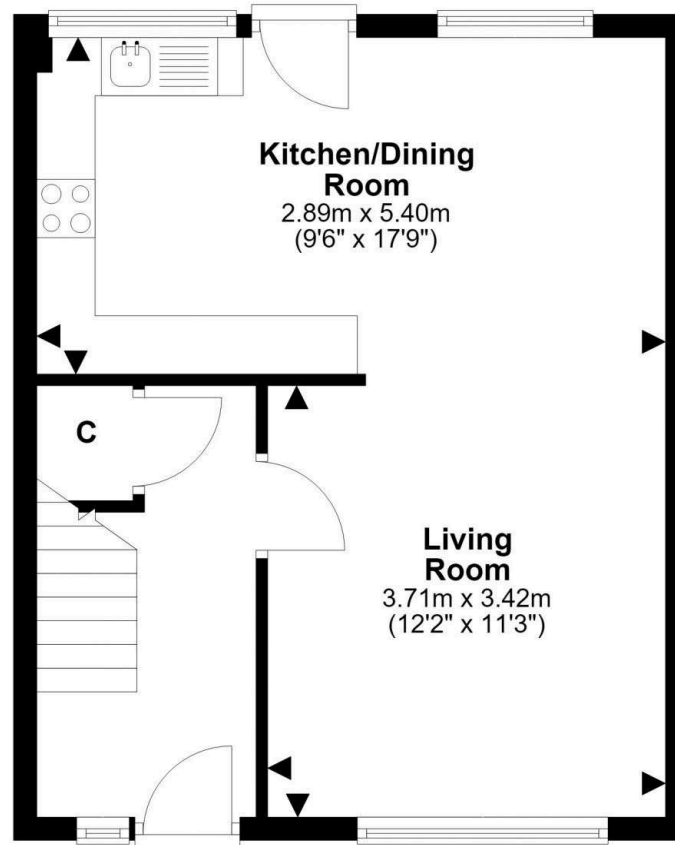
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

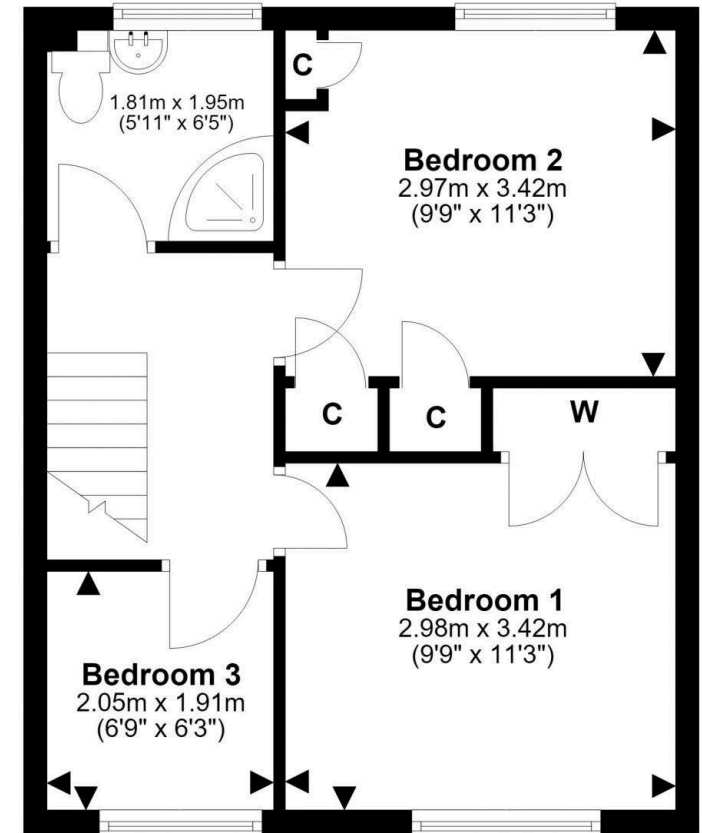
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.



**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.