

125 Cuiken Terrace

PENICUIK, MIDLOTHIAN, EH26 0AJ



Investment Opportunity. A good-sized two-bedroom flat, situated within a highly sought-after area of Penicuik.



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McEwan Fraser Legal are delighted to present to the market this good-sized two-bedroom flat, situated within a highly sought-after area of Penicuik. The current tenant has been in the property for a number of years and this is a rewarding rental return, this is a fantastic opportunity for investors looking to expand their portfolio!

THE LOUNGE



The bright and airy flat comprises a spacious lounge, two well-proportioned bedrooms, a breakfasting kitchen with a host of integrated appliances and a family bathroom suite.

THE KITCHEN



THE BATHROOM



BEDROOM 1



BEDROOM 2



Externally, there is a garden to the rear.

Investment details

It currently produces an annual gross income of £7,800 which could be increased by the new owner to a market rate of £13,584 with long-term tenants currently situated. Considering the purchase price, this will make for a worthwhile addition to an investor's property portfolio.

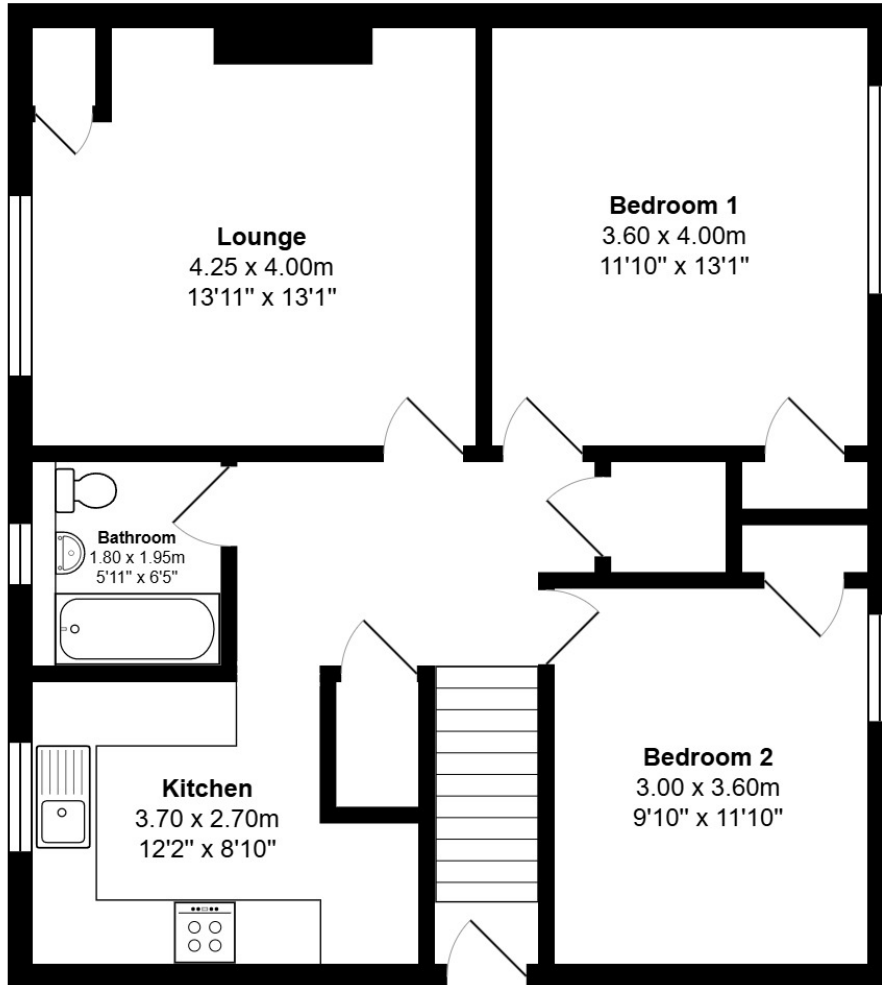
Tenancy Details

The current tenants have lived in the property and consistently paid their rent for the duration of their stay. They do not have any intentions to move out so hope to remain in the property.

EXTERNALS

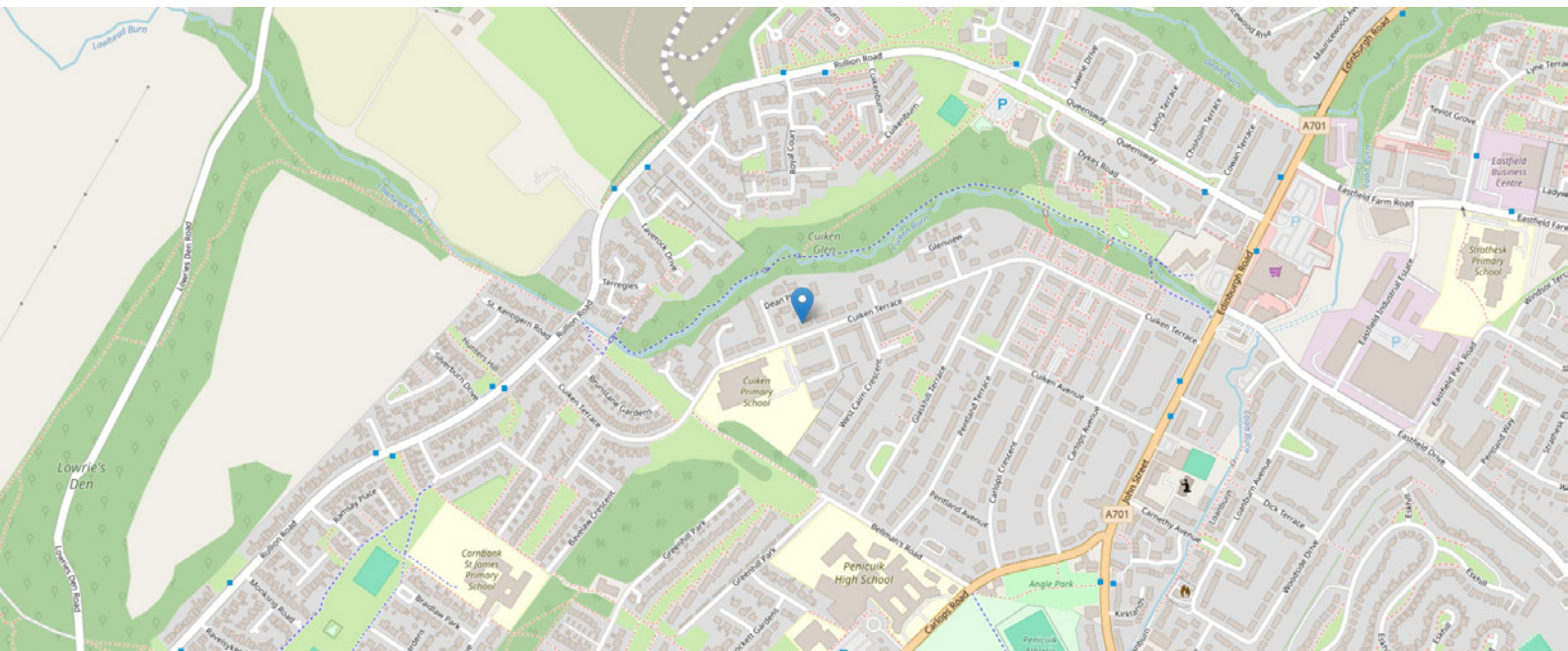


FLOOR PLAN, DIMENSIONS & MAP



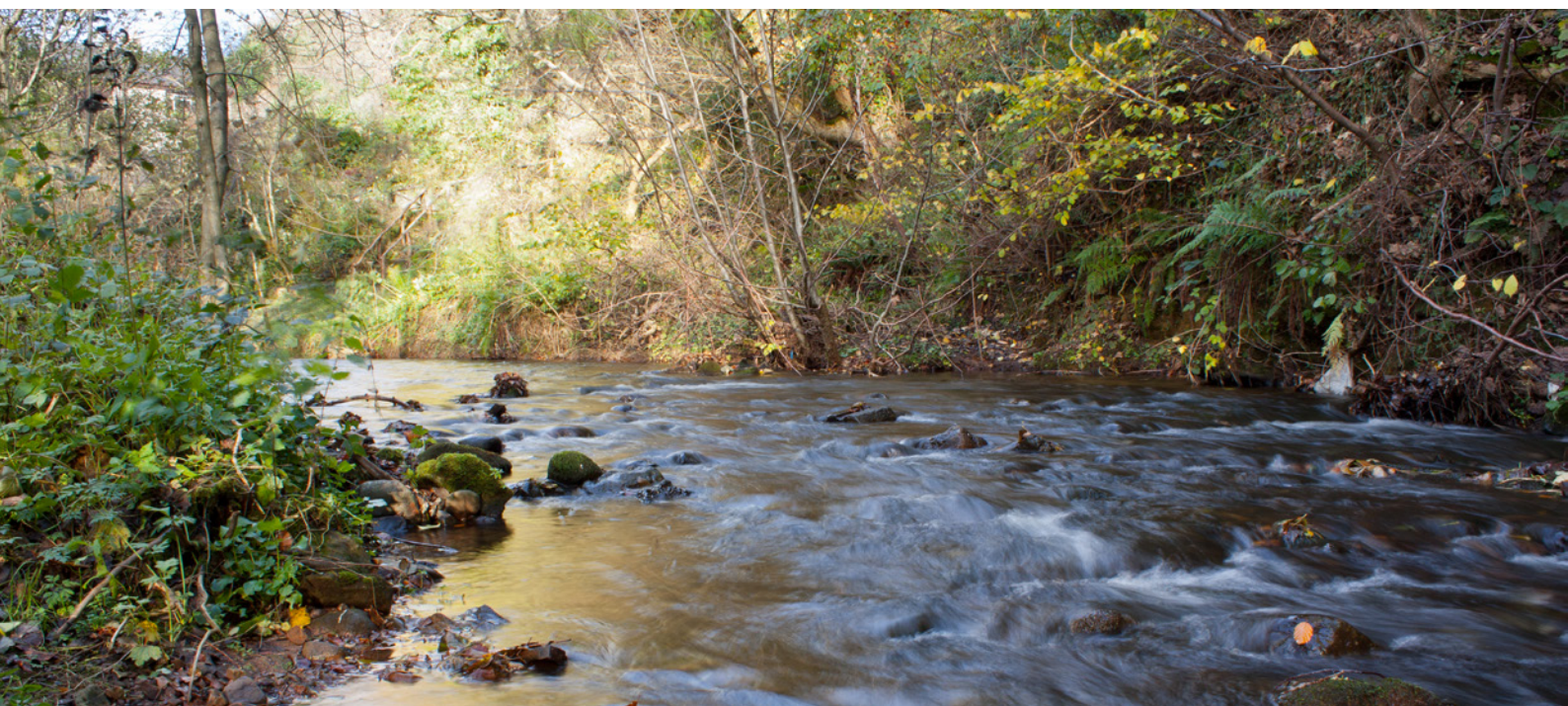
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 70m² | EPC Rating: C



THE LOCATION

For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the southwest of the City, nine or ten miles from Edinburgh's City Centre, close to the Pentland Hills. It is an attractive little town completely surrounded by open countryside, which extends from here right into the borders. In terms of travelling time, Princes Street to Penicuik is generally a twenty-five to thirty-minute drive, except at the busiest of times.





Being a self-contained, independent township, Penicuik is well served with every possible shopping facility, service and amenity. Much of the town centre is pedestrianised, making shopping both pleasant and entirely safe. Apart from the extensive variety of small shopping facilities, there is a branch of Lidl and a Tesco Superstore. Slightly further afield, a ten-minute drive takes you to Straiton Retail Park where you will find a selection of shops including Asda, IKEA, Costco, Sainsbury and Marks and Spencer.

The town centre provides a wide choice of building society, banking, post office services and a health centre, which provides very comprehensive services, including those of a dentist.

Throughout Penicuik are a number of Primary and Secondary schools of both denominations. Just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with a Library and swimming pool.

For those whose jobs require them to travel throughout Scotland, Penicuik is an excellent position. Only ten minutes away lies the Edinburgh City bypass, which gives access to all main routes, whilst Penicuik itself is on the main road to Peebles and all points south, and just off the road directly to Carlisle, which also gives easy access to Clyde Valley and the City of Glasgow.




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