




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

59 Eastfield Drive

PENICUIK, EDINBURGH, EH26 8DL

59 Eastfield Drive

PENICUIK, EDINBURGH, EH26 8DL

Penicuik is an attractive town just south of Edinburgh completely surrounded by open countryside, which extends from here right into the borders. 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 major 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. Throughout Penicuik are a number of Primary and Secondary schools. Just off Carlops Road, at Penicuik High School a short distance from the property, Penicuik Leisure Centre, Library and swimming pool are also close by.

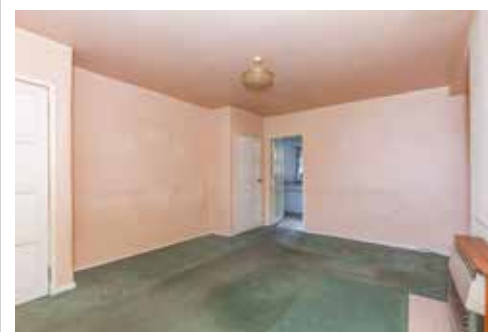
Penicuik is well served with every possible shopping facility, service, and amenity.

McEwan Fraser Legal are delighted to bring to the open market this two bedroom terraced property. The property is in need of modernisation throughout but once done will make for a fantastic family home. An ideal purchase for first-time buyer or developer. In more detail the property consists of hallway, the lounge allows for free standing furniture and different configurations as well as good storage.

The kitchen comes with ample storage, space for cooker, fridge freezer, washing machine, and dining table. Access to the back garden can also be found within the kitchen. On the upper-level access to the attic can be found via a Ramsay ladder, there are two good sized bedrooms, both allowing for free standing furniture and different configurations as well as built-in storage. The bathroom completes the property internally with electric shower over bath, wash hand basin and W/C.

Externally the front garden is low maintenance the back garden is mostly laid to lawn with garden shed. The property also benefits from gas central heating and double glazing.

DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or another system within the property. The property is sold as seen.



Approximate Dimensions (Taken from the widest point)

Living Room	4.58m (15') x 4.06m (13'4")
Kitchen	4.10m (13'5") x 2.52m (8'3")
Bedroom 1	4.09m (13'5") x 3.50m (11'6")
Bedroom 2	3.64m (11'11") x 3.10m (10'2")
Bathroom	2.02m (6'8") x 1.70m (5'7")

Gross internal floor area (m²): 75m² | EPC Rating: D

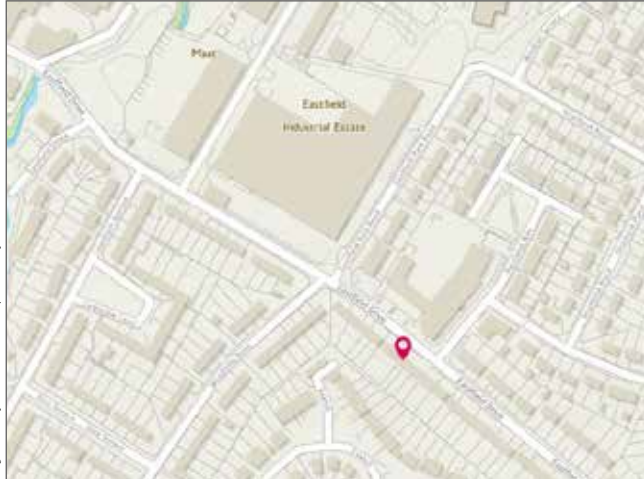
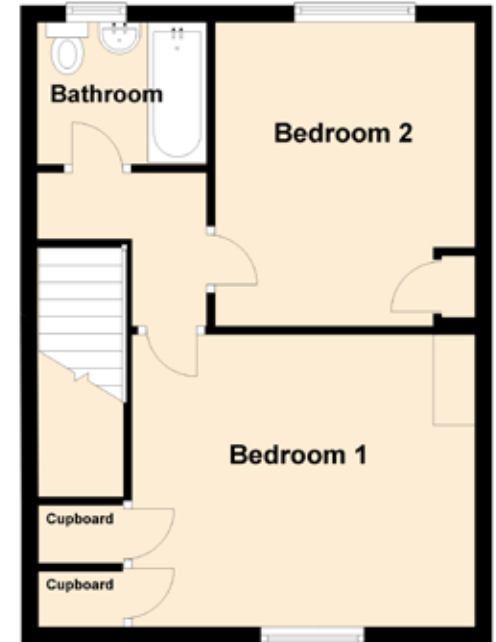
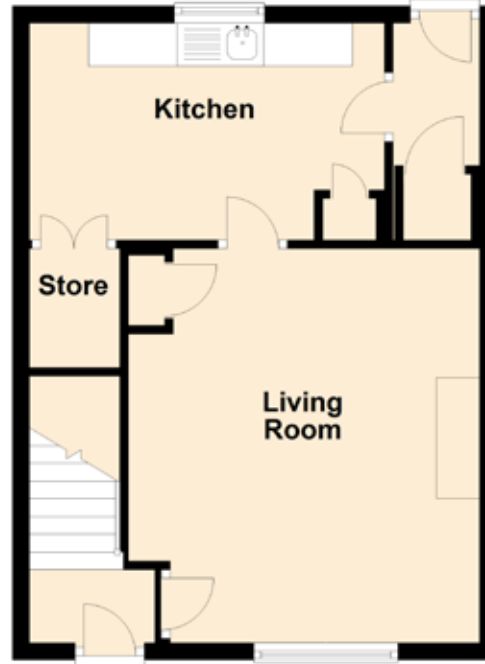


Image credit: <https://www.onlinerealestate.co.uk/property>




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
GRAEME NIMMO
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer