

34 Teviot Grove

PENICUIK, MIDLOTHIAN, EH26 8HQ



New on the market is this three bedroom end-terraced villa, forming part of a popular residential area.



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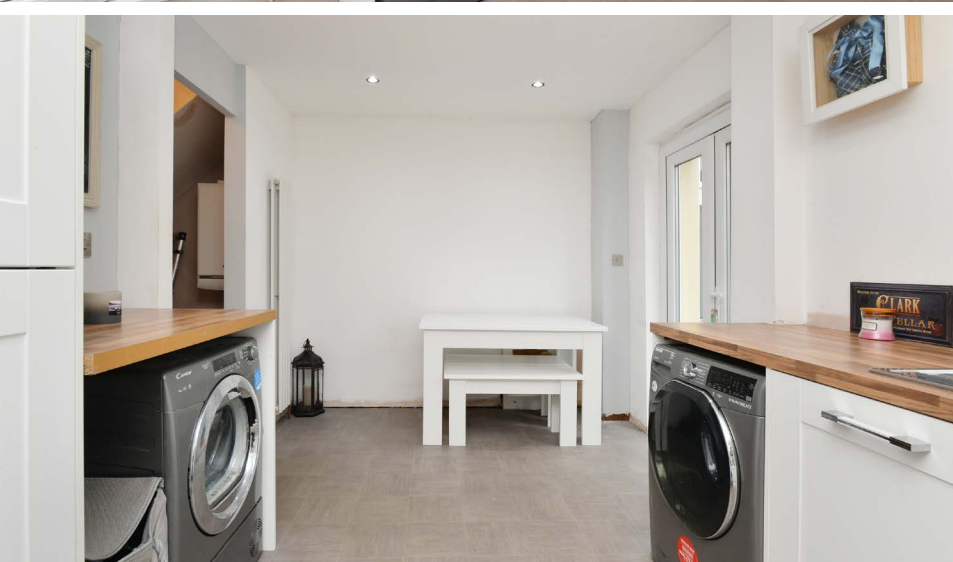
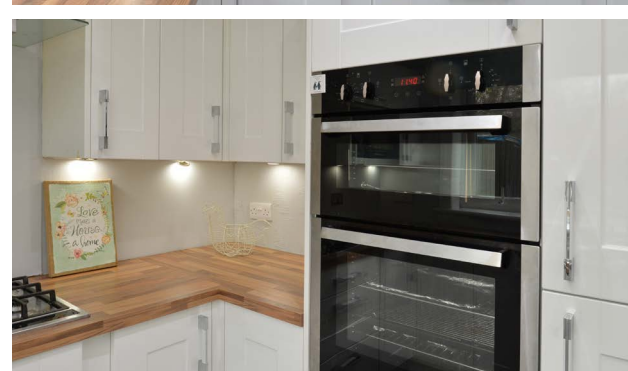


The Lounge

Internally the property has been very well looked after by the current owners and is in excellent order. Briefly consists of an entrance hallway, a spacious lounge with ample space for a dining table, a fully fitted modern kitchen which has just been installed within the last 6 months, with all usual appliances. Upstairs there are two spacious double bedrooms one with built-in wardrobes the other with a large storage cupboard, a further single bedroom and a three-piece family bathroom with shower over the bath completes the property.



Kitchen/Diner

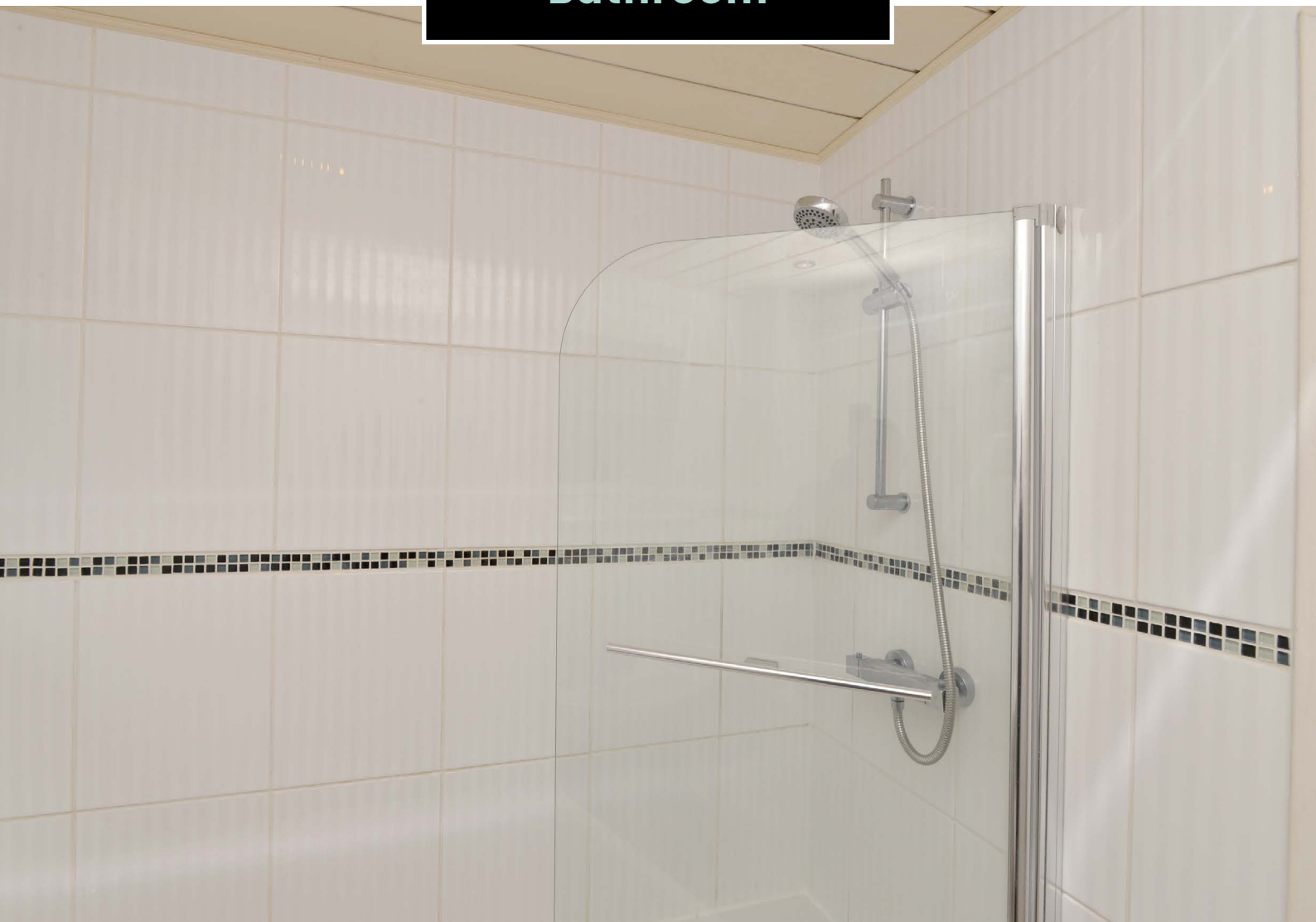


The Bedrooms





Bathroom

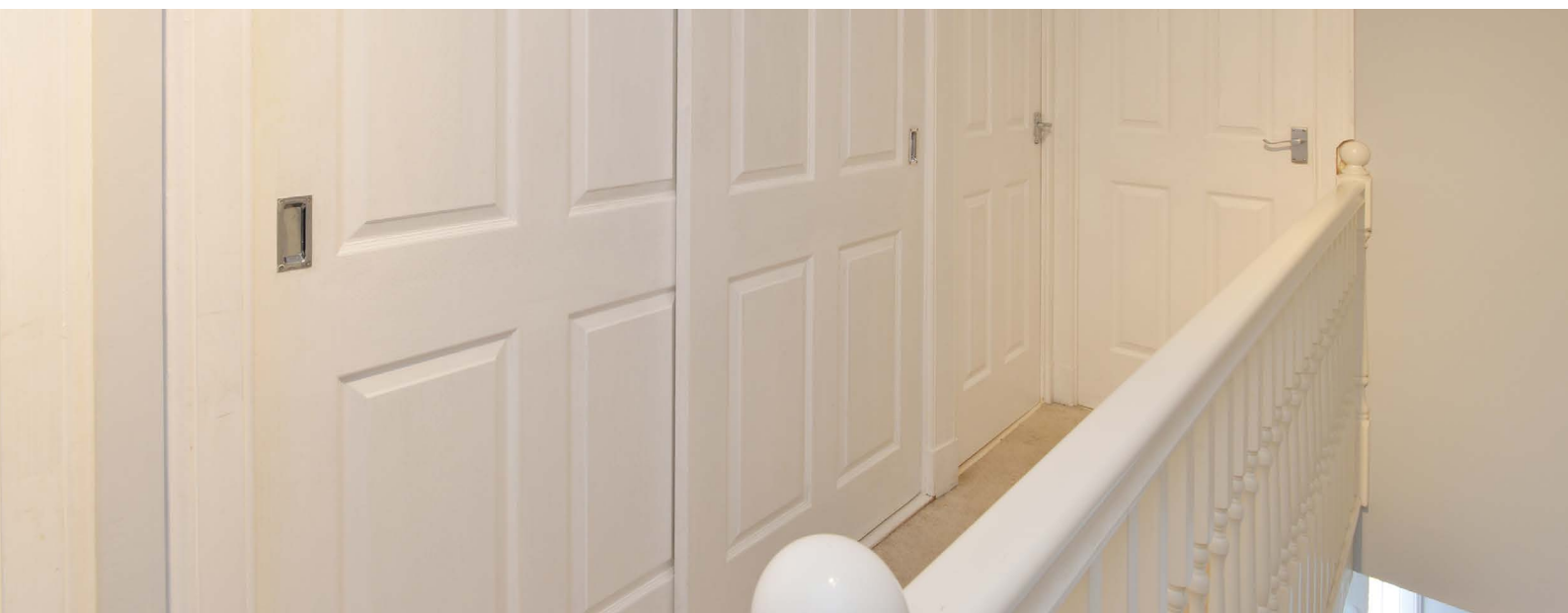




Approximate Dimensions

(Taken from the widest point)

Lounge	5.02m (16'6") x 3.21m (10'6")	Bathroom	1.89m (6'2") x 1.89m (6'2")
Kitchen/Diner	5.09m (16'8") x 2.66m (8'9")	Gross internal floor area (m ²): 80m ² EPC Rating: C	
Bedroom 1	4.25m (13'11") x 3.25m (10'8")		
Bedroom 2	3.28m (10'9") x 3.25m (10'8")		
Bedroom 3	2.53m (8'4") x 2.32m (7'7")		





The Garden

The property further benefits from attic space alongside gas central heating and double glazed windows that will ensure a warm yet cost-effective living environment. Externally there is a gravel garden at the front and a secure, easy-to-maintain garden to the rear with artificial grass and paving.

More than adequate on-street parking is also available. Early viewing is advisable as this property is expected to be popular with a variety of buyers.

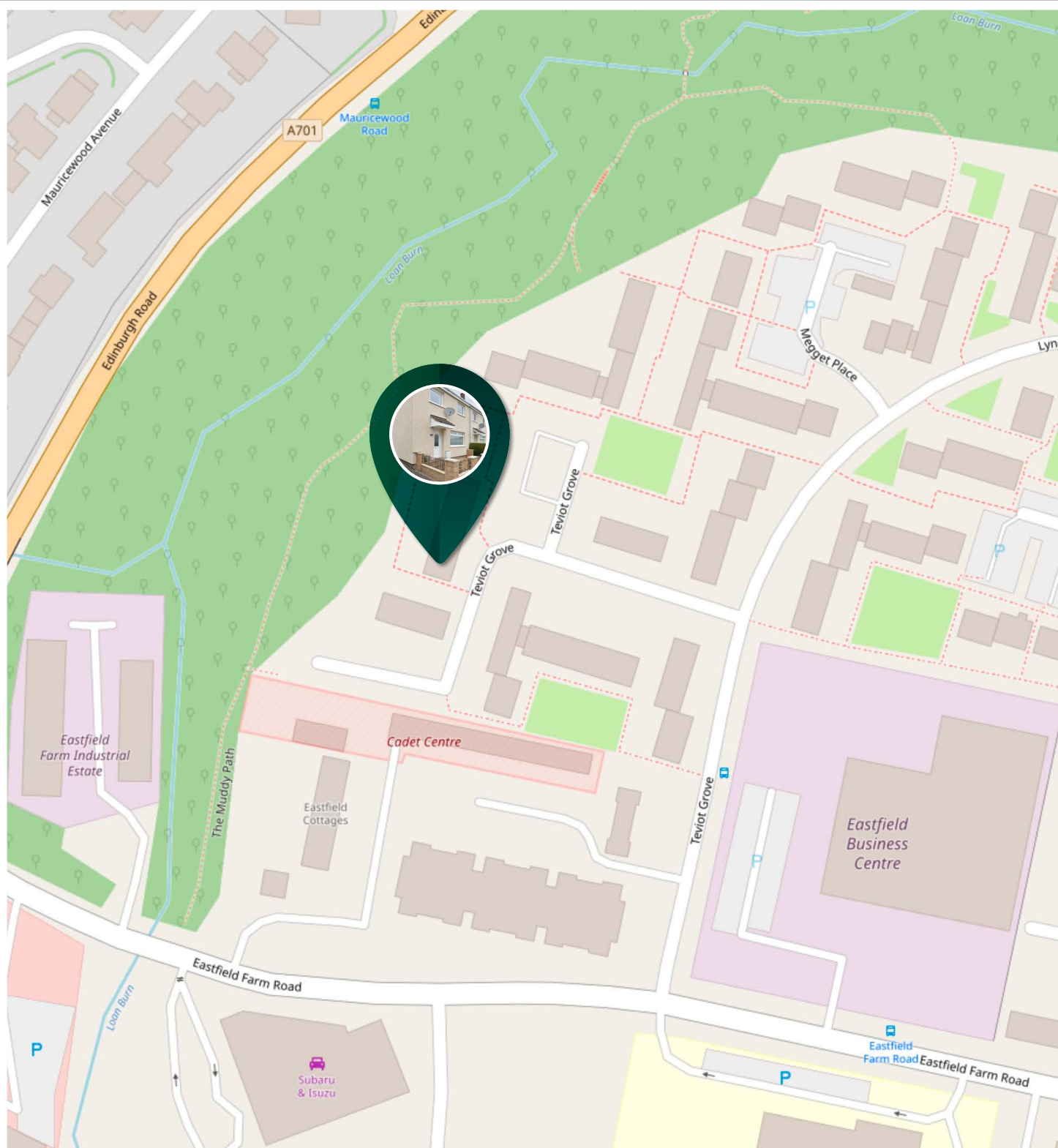




For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the south-west of the city, nine or ten miles from Edinburgh's city centre, close to the Pentland Hills. It is an attractive little town completely surrounded by open countryside, which extends from here right 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's and Marks & Spencers.





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