

# 10 Meggat Place

PENICUIK, EH26 8HG



*New on the market is this three bedroom terraced house,  
forming part of a popular residential area*



0131 524 9797



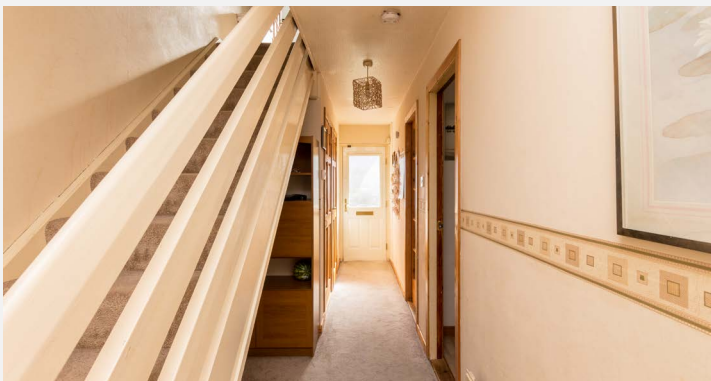
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New on the market is this three bedroom terraced house, forming part of a popular residential area. Internally the property is in fair order with plenty of scope for cosmetic upgrades to the accommodation.

Briefly consists of an entrance vestibule, a spacious lounge which provides access to the conservatory and a fully fitted kitchen with all usual appliances. Upstairs there are two spacious double bedrooms one with built-in wardrobes, a further single bedroom and a three-piece family bathroom with a shower over the bath completes the property.

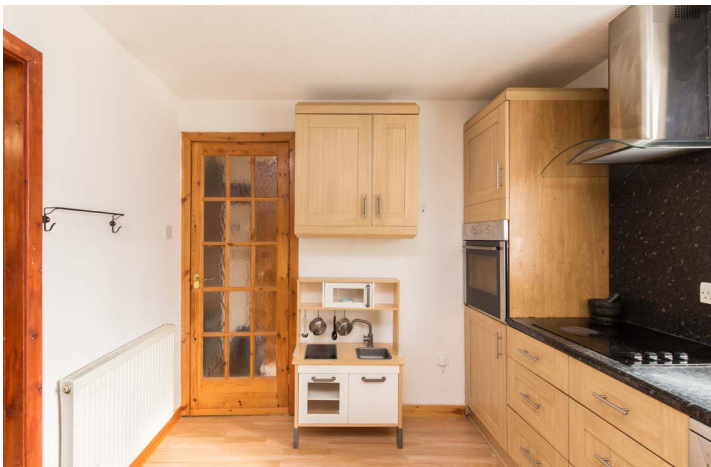




lounge/diner





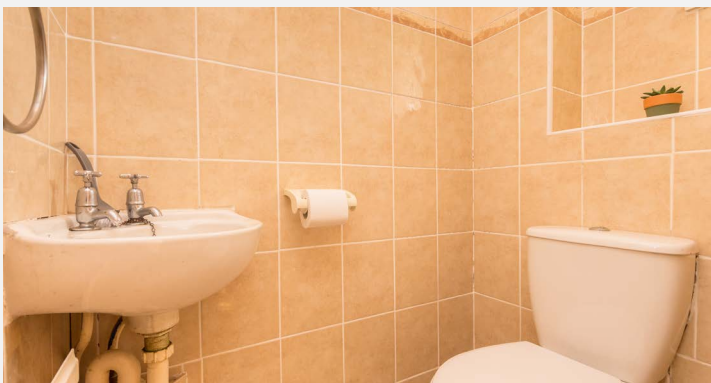


**kitchen & conservatory**



# the bedrooms



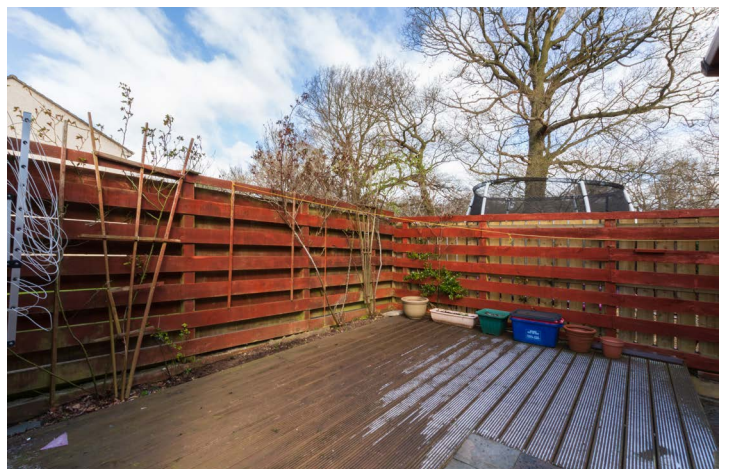


The property further benefits from attic space alongside gas central heating and double glazed windows that will ensure a warm yet cost-effective living environment.

Externally there is a chipped garden at the front and a secure easy to maintain garden to the rear. More than adequate on-street parking is also available.

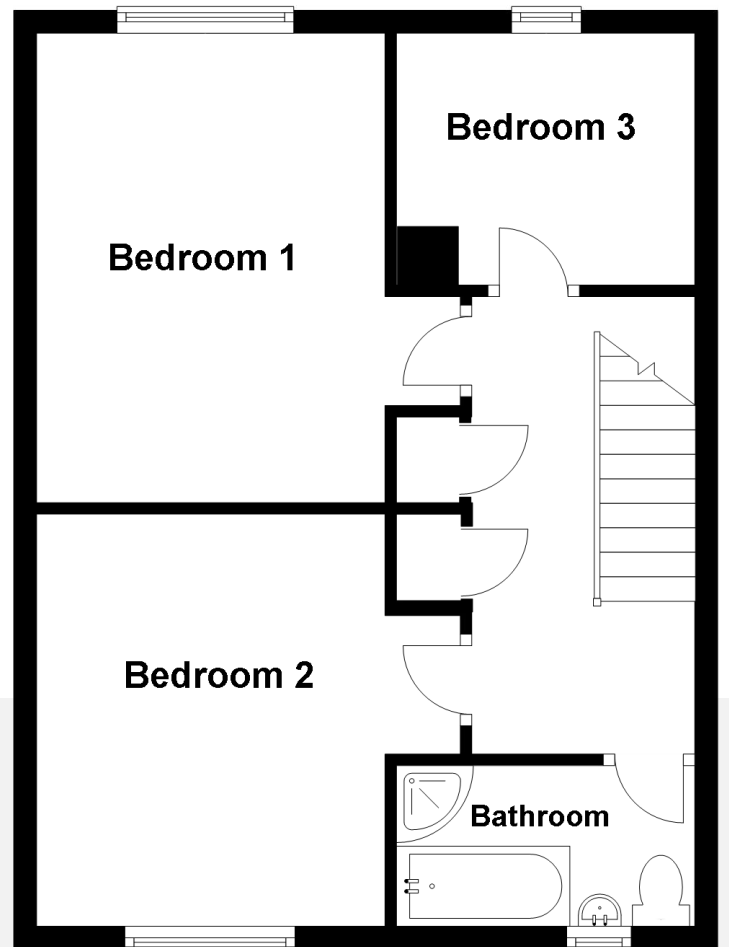
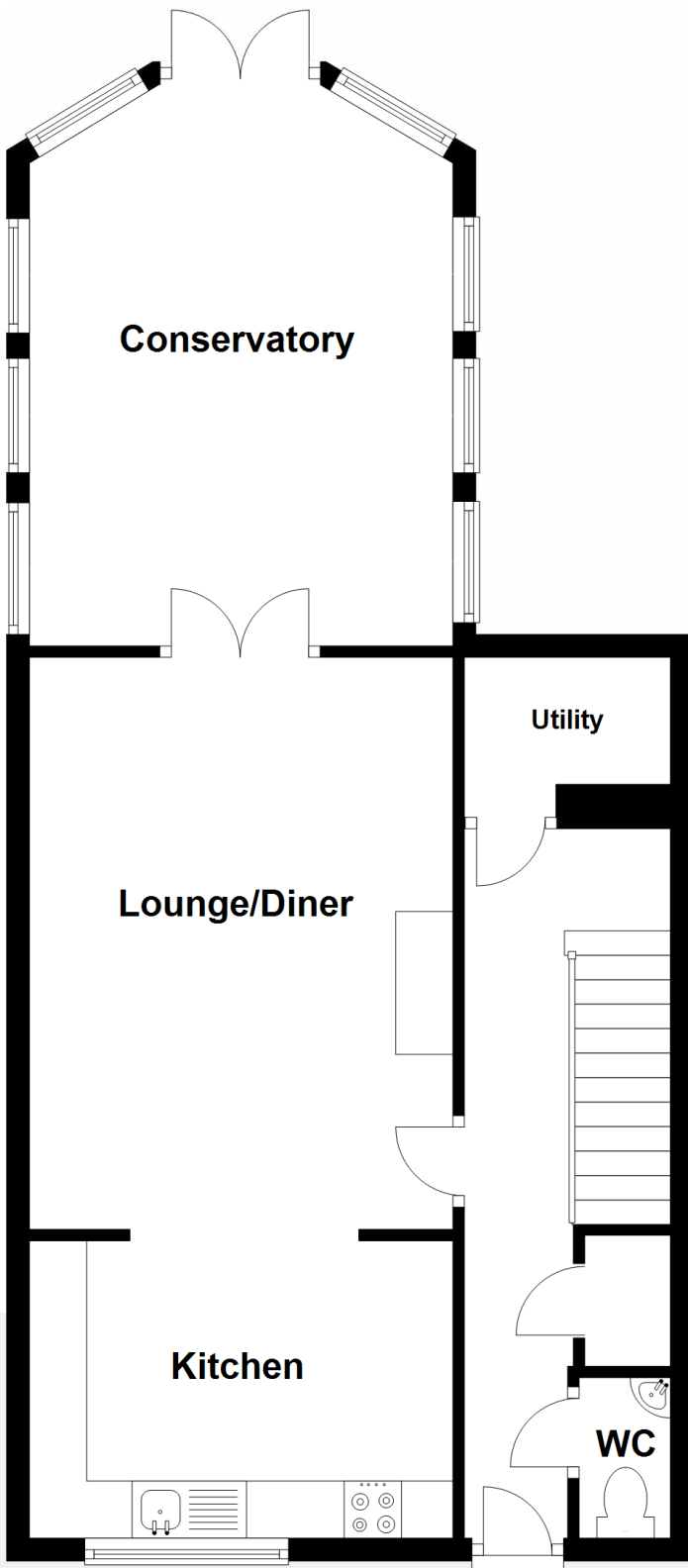
Within walking distance of the property there is a Tesco, GP surgery, local community/leisure centre, primary school, woodland walks and Loon Burn.





**the exterior**





#### Approximate Dimensions

(Taken from the widest point)

Lounge/Diner	5.00m (16'5") x 3.70m (12'2")
Kitchen	3.70m (12'2") x 2.60m (8'6")
Conservatory	4.20m (13'9") x 3.70m (12'2")
Utility	1.80m (5'11") x 1.40m (4'7")
WC	1.40m (4'7") x 0.80m (2'7")
Bedroom 1	4.10m (13'5") x 3.70m (12'2")

Bedroom 2	3.70m (12'2") x 3.54m (11'7")
Bedroom 3	2.60m (8'6") x 2.20m (7'3")
Bathroom	2.61m (8'7") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 102m<sup>2</sup>

EPC Rating: C

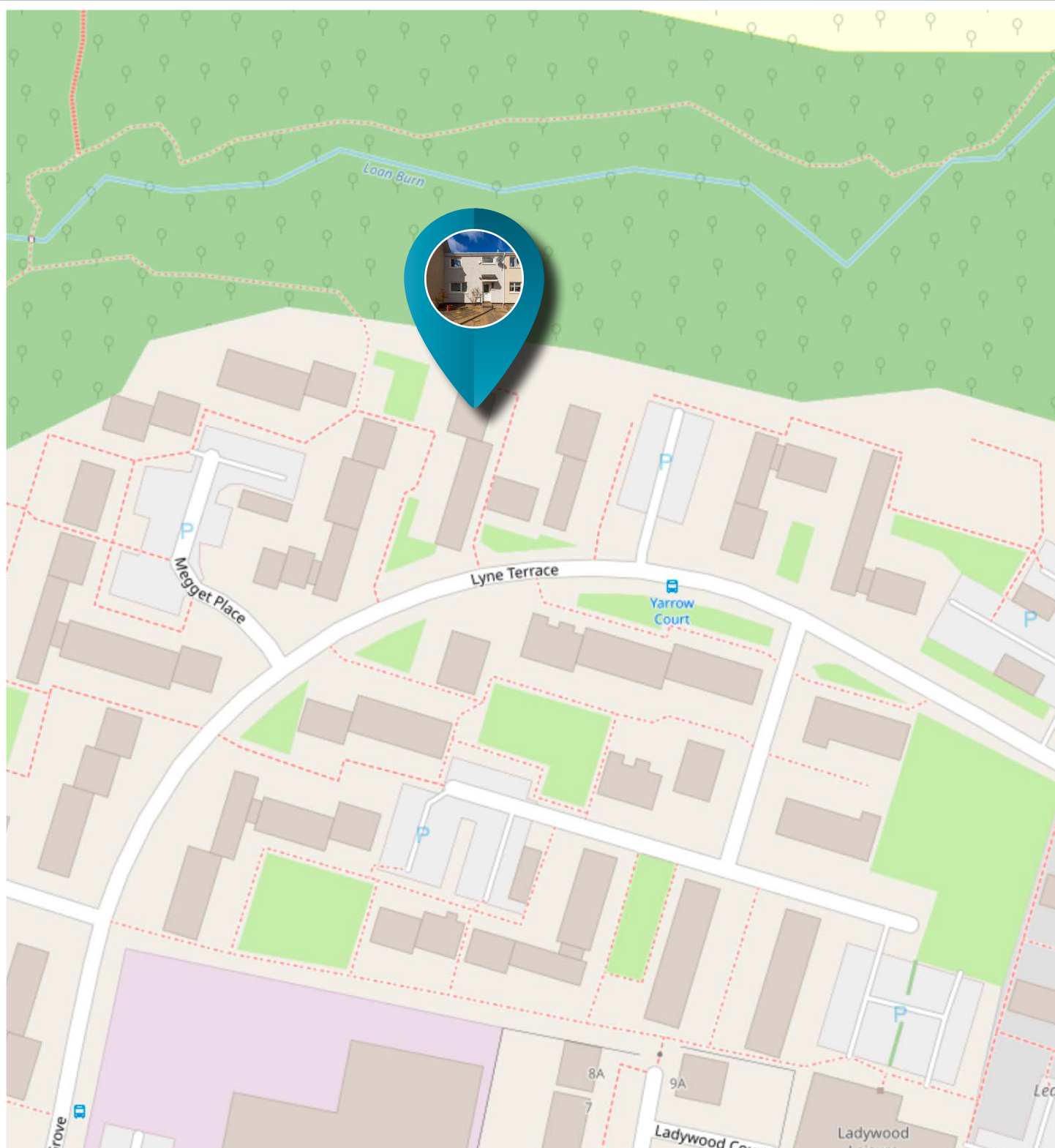




Penicuik is a thriving township lying to the south-west of the city, nine or ten miles from Edinburgh's city centre, close to the Pentland Hills. It is an attractive little town completely surrounded by open countryside,

Throughout Penicuik, there are a number of Primary and Secondary schools of both denominations.





# McEwan Fraser Legal

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