

# 20 Teviot Grove

PENICUIK, EH26 8HQ



*SPACIOUS THREE BEDROOM MID-TERRACE HOUSE  
IN MIDLOTHIAN TOWN OF PENICUIK*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







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McEwan Fraser Legal is delighted to present this three bedroom mid-terrace house in Penicuik. The property is in walk-in condition, and ready for the buyer to put their own stamp on the decor, but needs no major changes. The house offers excellent nearby walks in the Pentland Hills and plenty of nearby amenities.

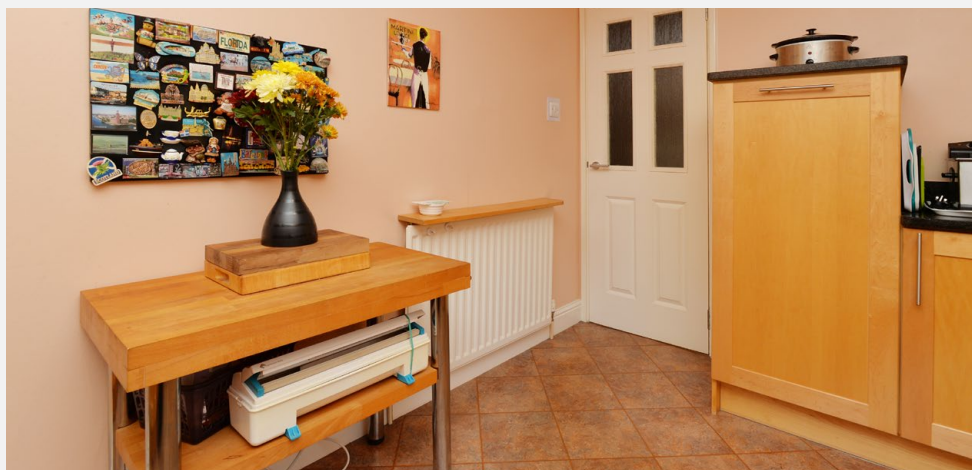
Internally, the house briefly compromises of a ground floor consisting of a large living space with plenty of area for a full living room set, dining room table and that much-needed working from home setup. The window on the front wall provides huge amounts of natural light into the property.

To the rear of the property you will find the spacious and modern kitchen, fitted with an integrated electric hob and two ovens by its side, with plenty of workspace along the outer edges. A WC can be found off the side of the backdoor.











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The first floor consists of three bedrooms, two of which are genuine doubles currently fitted with fitted wardrobe and storage space and a modern three-piece bathroom suite. The third bedroom is a slightly smaller single.

Above the stairs, there is access to the large loft which has a huge amount of workable space, to be used as desired.

In addition to this, the property includes plenty of parking within enclosed lots. The property also currently benefits from a council-approved disabled parking space, giving excellent accessibility to those that need it.

This is a rare opportunity to acquire a house in a fantastic location, which will not be on the market for long!

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**bedroom 1**



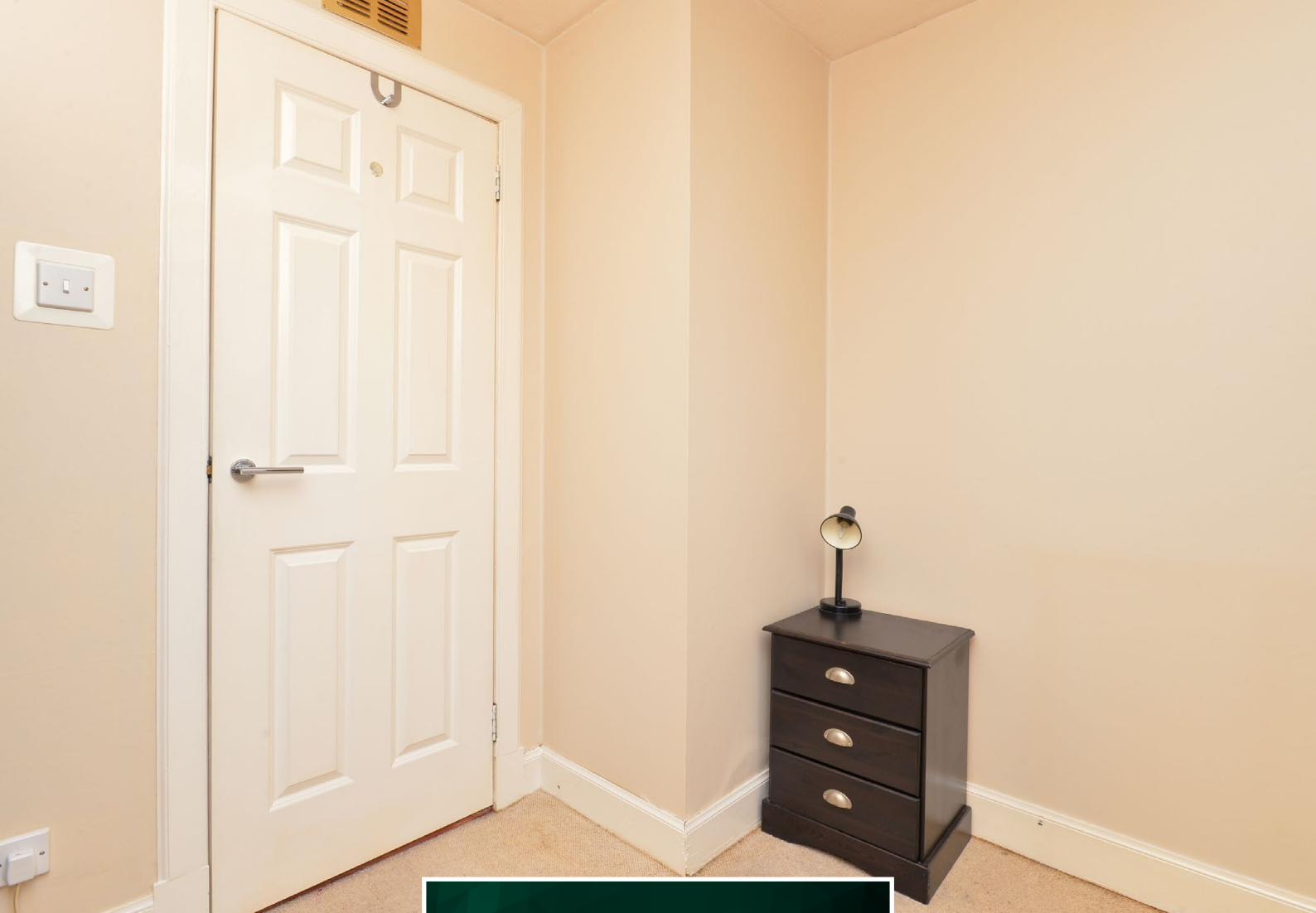




**bedroom 2**







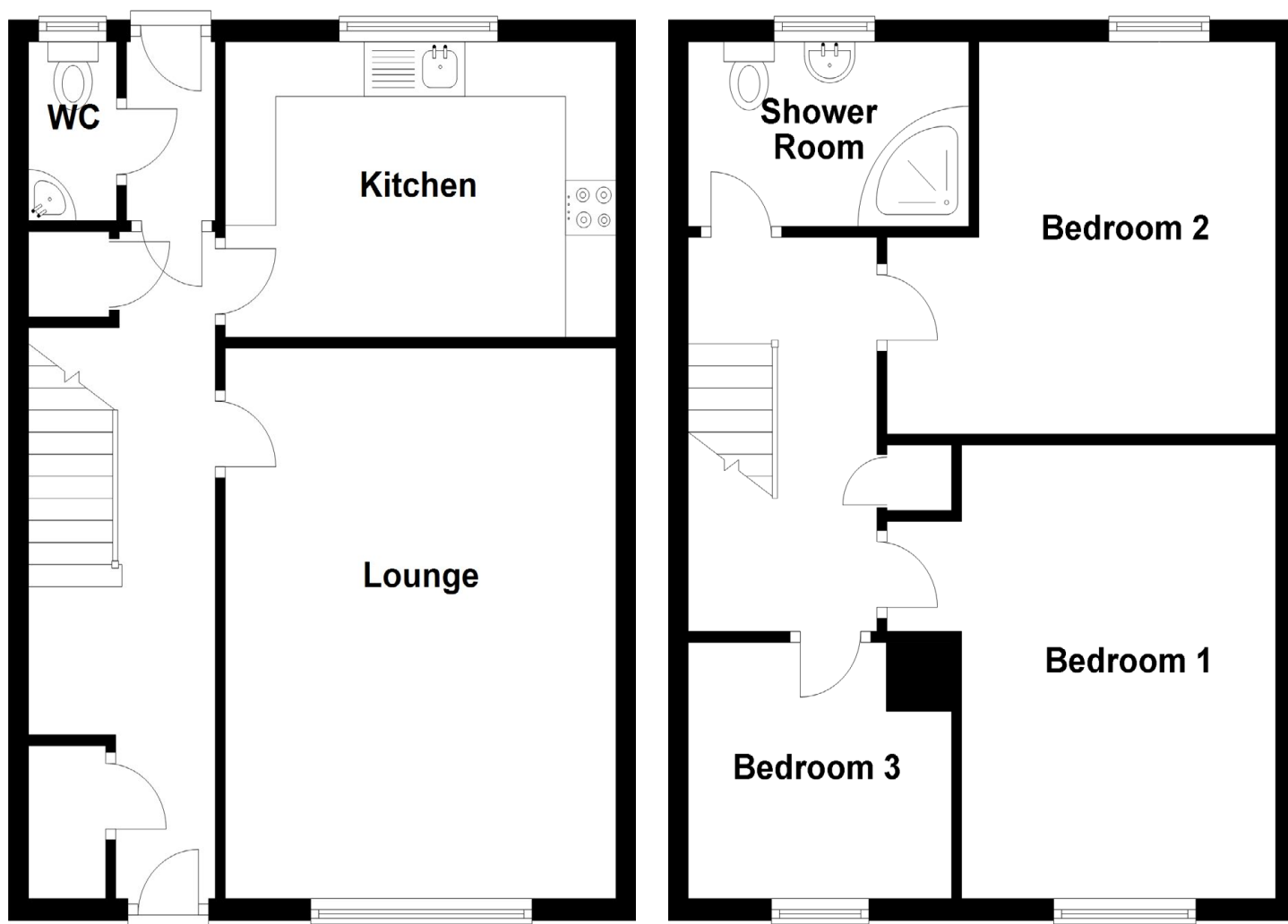
**bedroom 3**











#### Approximate Dimensions

(Taken from the widest point)

Lounge	5.04m (16'6") x 3.88m (12'9")	Shower Room	2.78m (9'2") x 1.69m (5'7")
Kitchen	3.88m (12'9") x 2.70m (8'10")	WC	1.64m (5'4") x 0.87m (2'10")
Bedroom 1	4.15m (13'7") x 3.12m (10'3")		
Bedroom 2	3.86m (12'8") x 3.59m (11'9")	Gross internal floor area (m <sup>2</sup> ): 90m <sup>2</sup>	
Bedroom 3	2.61m (8'7") x 2.34m (7'8")	EPC Rating: C	









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

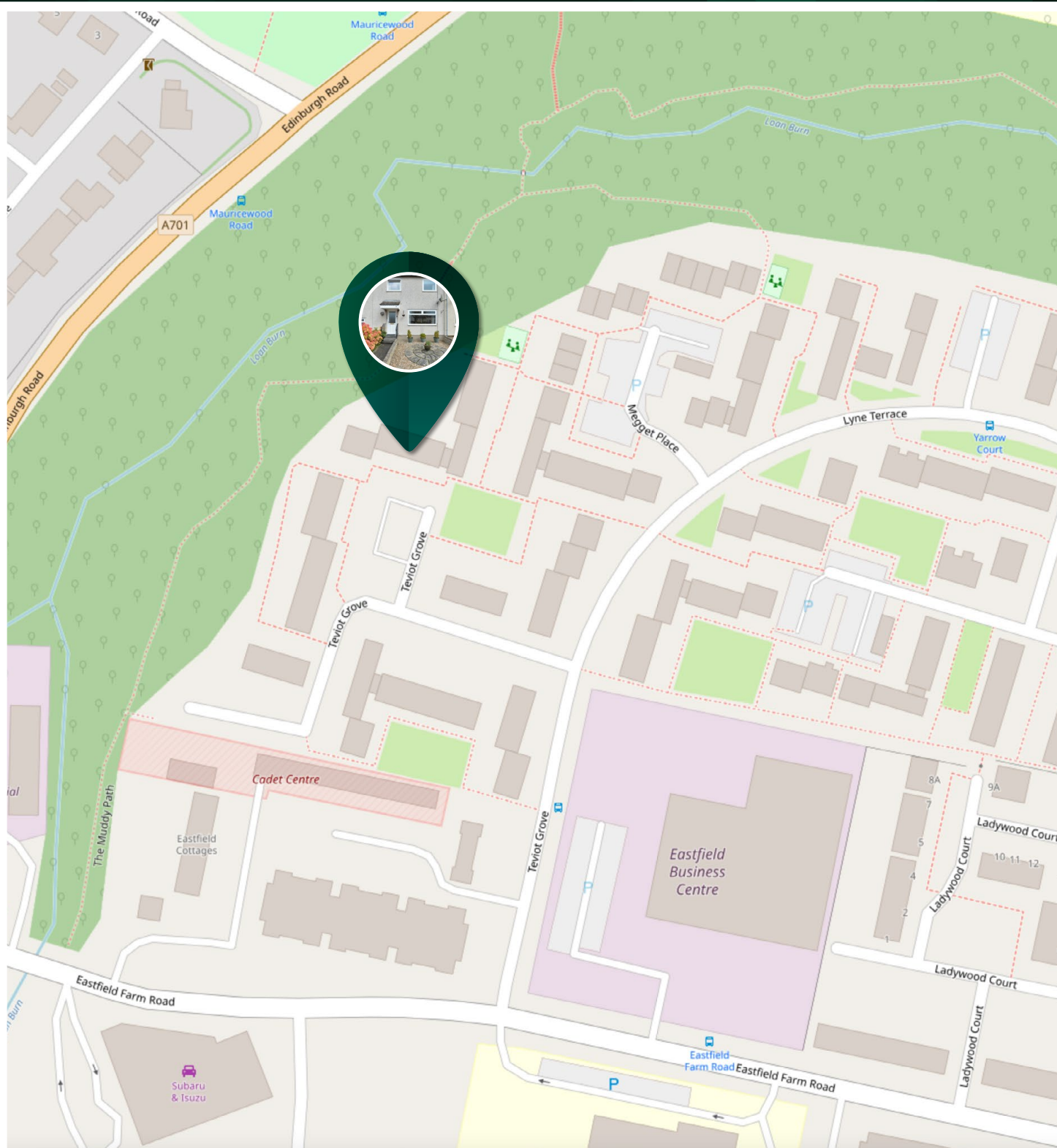
A self-contained, independent township, Penicuik is well served with every possible shopping facility, service and amenity. Much of the town centre is pedestrianised, making shopping both pleasant and entirely safe. Apart from the extensive variety of small shopping facilities, there is a branch of Lidl and a Tesco Superstore.

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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## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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