

# 203 Cuiken Terrace

PENICUIK, MIDLOTHIAN, EH26 9AZ



*Spacious, three-bedroom, semi-detached house  
enjoys excellent proportions throughout*



0131 524 9797



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



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



McEwan Fraser is delighted to present this spacious, three-bedroom, semi-detached house which is offered to the market chain free. The property enjoys excellent proportions throughout with two public rooms, a kitchen and a family bathroom alongside the three bedrooms. The property also boasts low-maintenance front and rear gardens, a rear-facing single garage, an entrance vestibule, gas central heating and double glazing. In generally good condition, the property would benefit from cosmetic updating making this an ideal project for a buyer who is keen to make their own mark on their new home.

## THE LIVING ROOM



Entering the property, you find the handy entrance vestibule which is perfect for shoes and coats. Double doors lead through into the hallway which gives access to the living room and the stairs to the first floor. Accommodation on the ground floor is focused on a generous living room which gets a fantastic level of natural light from a large picture window. There is plenty of floor space for a variety of different furniture arrangements. This will give the new owner plenty of scope to create their ideal entertaining space. A door to the rear of the living room opens into a rear-facing dining room which has plenty of space for a six or eight-seat dining table.

# THE DINING ROOM



# THE KITCHEN



The kitchen is accessed from the dining room and comprises a generous range of base and wall-mounted units arranged around freestanding appliances.





Climbing the stairs, the first-floor landing gives access to a large loft space, a bathroom with three piece suite and all three bedrooms. Bedroom one is a well-proportioned double bedroom with integrated wardrobes that overlooks the front of the property. Bedroom two is a similar generous bedroom which overlooks the rear garden. Bedroom three is a large single bedroom which sits adjacent to bedroom one.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3

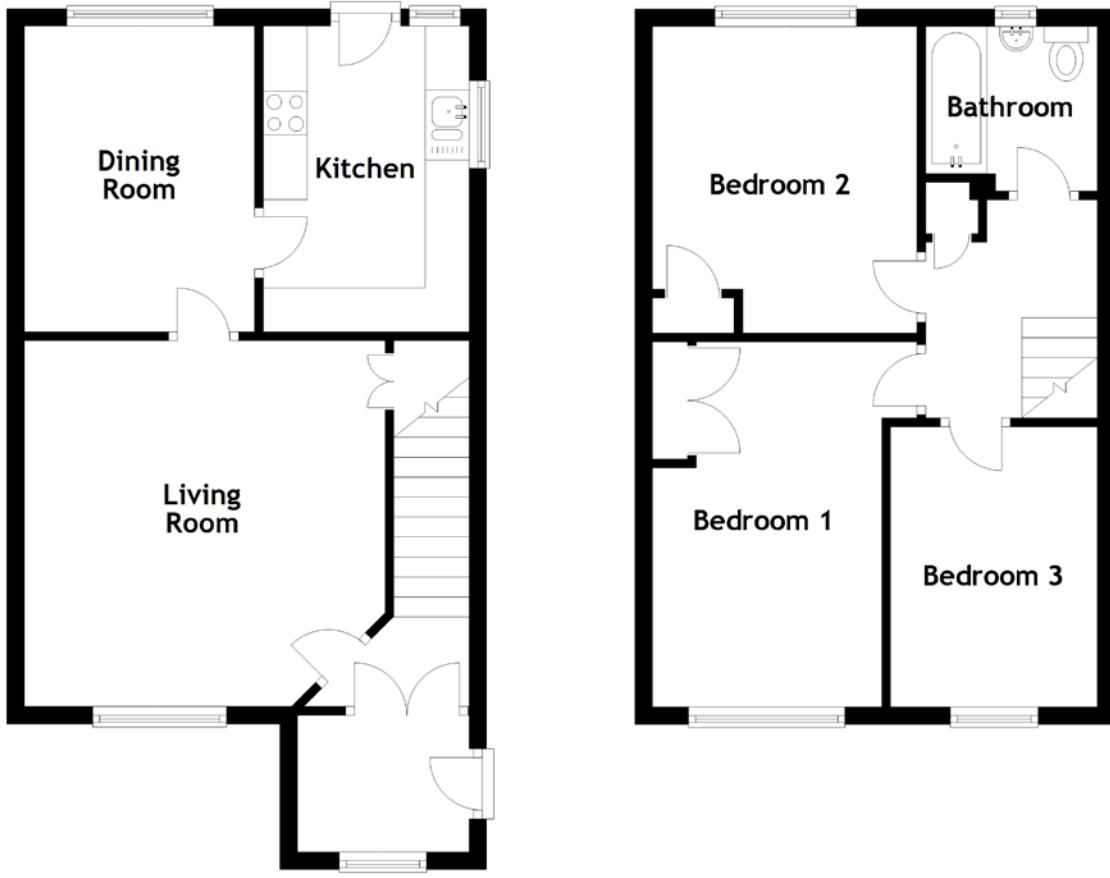


Externally there is a fully enclosed rear garden which is paved for easy maintenance. To the back of the garden, you have access to a garage.

## EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

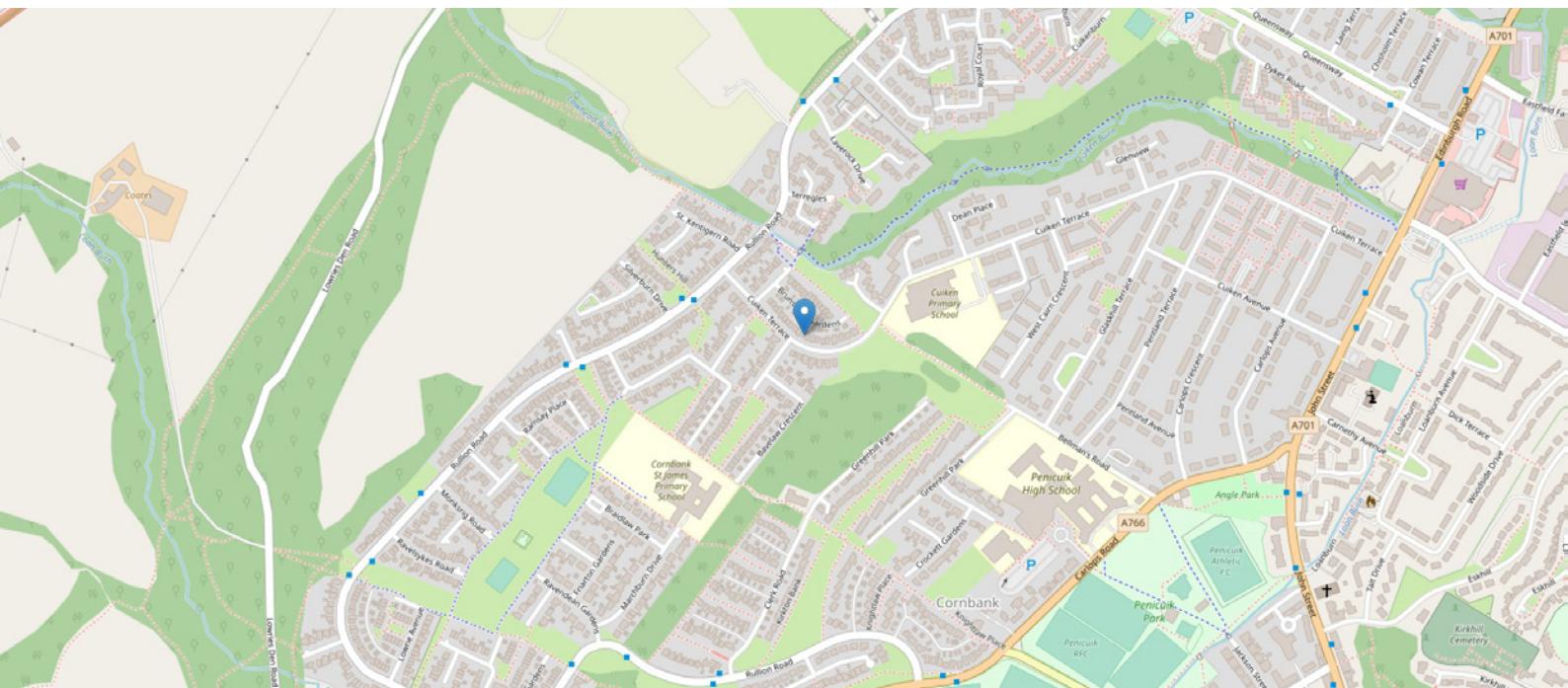


Approximate Dimensions (Taken from the widest point)

Living Room	4.18m (13'9") x 4.12m (13'6")
Dining Room	3.49m (11'5") x 2.63m (8'8")
Kitchen	3.49m (11'5") x 2.35m (7'9")
Bedroom 1	4.17m (13'8") x 3.08m (10'1")

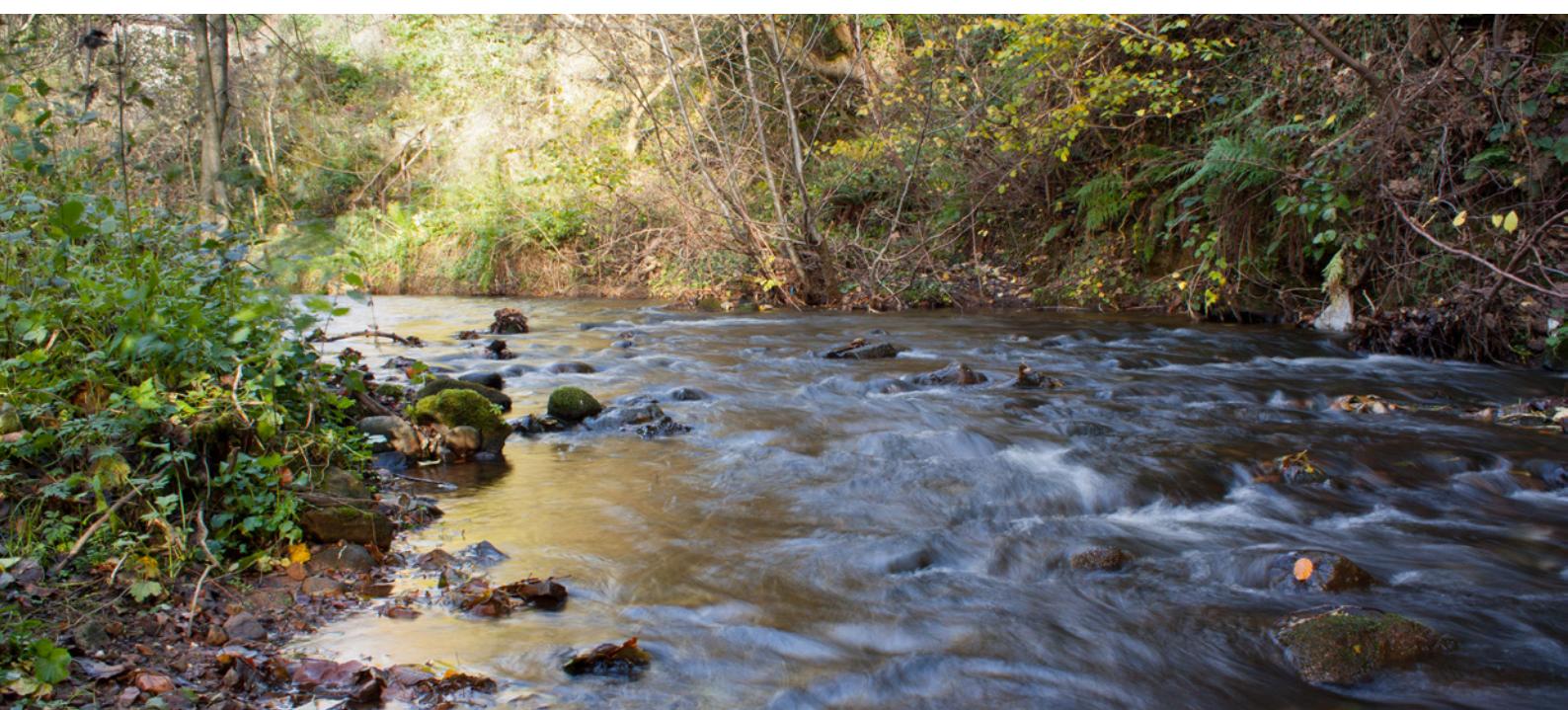
Bedroom 2	3.50m (11'6") x 3.08m (10'1")
Bedroom 3	3.20m (10'6") x 2.36m (7'9")
Bathroom	1.89m (6'2") x 1.88m (6'2")

Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

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. The town centre provides a wide choice of building societies, 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. There is easy access to 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.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

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

Part Exchange Available



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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