

2 Catriona Terrace

PENICUIK, EH26 0LX



*Three-bedroom semi-detached villa with
a private driveway and garage*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to present to market this three-bedroom semi-detached villa with a private driveway and garage, providing excellent family-sized accommodation in a quiet residential area, with local amenities within easy reach. This light and spacious home offers accommodation over two floors, boasting an extension at the rear, it easily meets the needs of today's modern family.

THE LIVING ROOM



The public living space flows nicely from the living room to the dining area with a kitchen off and then onto the extension which gives direct access to the private rear garden.

KEY FEATURES

- Welcoming entrance hall
- Living room with feature fireplace
- Dining room with sliding patio doors leading to the sun room with views and access to the rear garden
- Well-fitted kitchen with door access to the rear garden

THE DINING ROOM & SUN ROOM



THE KITCHEN





Upstairs, there are two double bedrooms and a single, as well as a three-piece family bathroom with a shower over the bath.

KEY FEATURES

- Three bedrooms
- Stylish bathroom with three-piece suite, shower over bath
- Gas central heating and double glazing

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



EXTERNALS

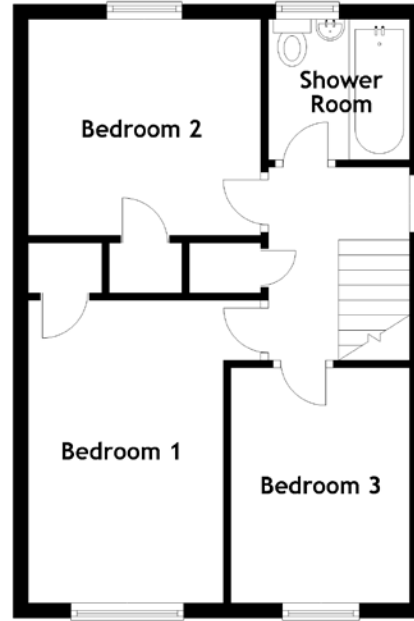
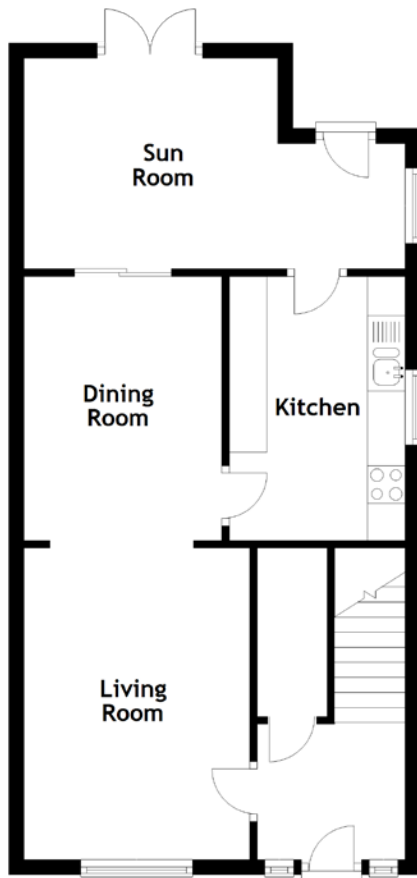


Externally the rear garden is paved with a patio area, making it perfect for al fresco dining and outdoor entertaining. Early viewing is recommended!

KEY FEATURES

- Single detached garage and private driveway
- Private gardens front and rear

FLOOR PLAN, DIMENSIONS & MAP

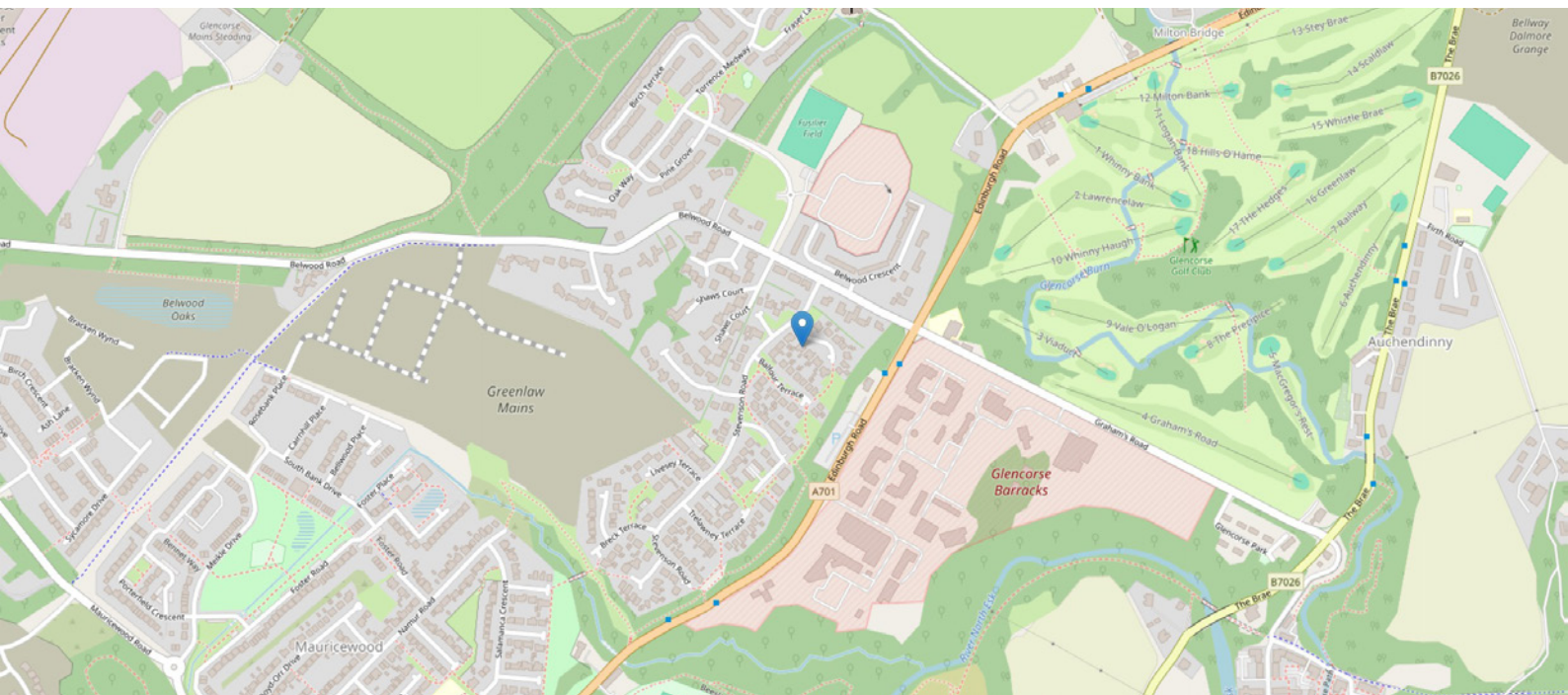


Approximate Dimensions
(Taken from the widest point)

| | |
|-------------|-------------------------------|
| Living Room | 4.14m (13'7") x 3.00m (9'10") |
| Dining Room | 3.51m (11'6") x 2.63m (8'8") |
| Kitchen | 3.51m (11'6") x 2.34m (7'8") |
| Sun Room | |

| | |
|-------------|-------------------------------|
| Bedroom 1 | 4.02m (13'2") x 3.09m (10'2") |
| Bedroom 2 | 3.09m (10'2") x 2.87m (9'5") |
| Bedroom 3 | 3.12m (10'3") x 2.37m (7'9") |
| Shower Room | 1.97m (6'6") x 1.86m (6'1") |

Gross internal floor area (m²): 89m²
EPC Rating: C



THE LOCATION

For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the southwest 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 and Marks & Spencer.

The town centre provides a wide choice of building society, 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. Only ten minutes away lies 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

info@mcewanfraserlegal.co.uk

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JAMIE MCINTOSH
Surveyor



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ALLY CLARK
Designer

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