




McEwan Fraser Legal
Solicitors & Estate Agents
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7 Vorlich Crescent

PENICUIK, MIDLOTHIAN, EH26 8JT

LOCATION - PENICUIK

MIDLOTHIAN, EH26 8JT

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 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.

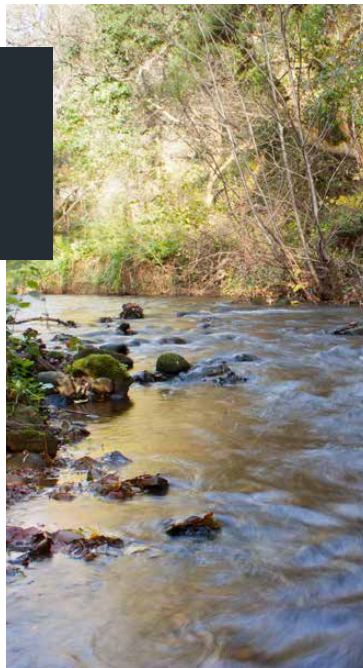
Being a self-contained, independent township, Penicuik is well served with every possible shopping facility, service and amenity. Much of the town centre is pedestrianised, making shopping both pleasant and entirely safe. Apart from the extensive variety of small shopping facilities, there is a branch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

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, there are several 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.



7 VORLICH CRESCENT

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An excellent opportunity has arisen to acquire this highly desirable three bedroom mid-terraced house, making for an ideal family home while being well located within the popular Midlothian town of Penicuik. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of;

Ground Floor: entrance hallway with an under-stair storage cupboard, a dual aspect, open plan lounge/diner with a utility cupboard and a fully fitted kitchen/diner with access to the rear garden.

First Floor: three double bedrooms, all of which have built-in wardrobes, while one has a storage cupboard and a boiler cupboard.

There is also a three-piece, fully tiled family bathroom with an over-head shower.

Attic: accessed via the landing, providing more than adequate additional storage space.

This property also benefits from gas central heating, full double glazing, private gardens to the front and rear of the property, with gated entry to the front as well as a patio area to the rear.

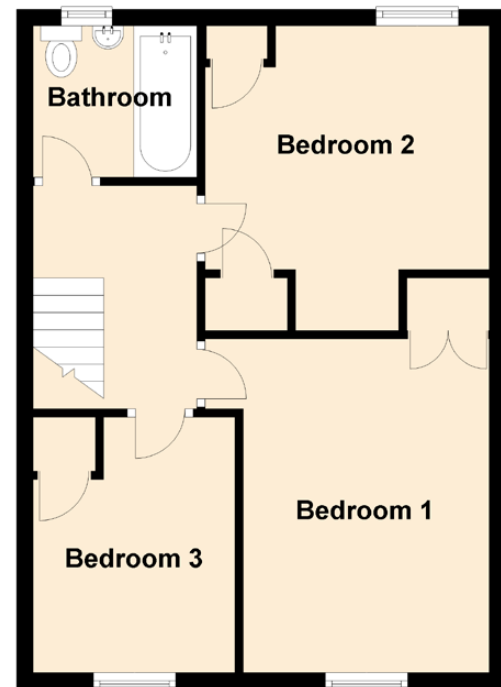
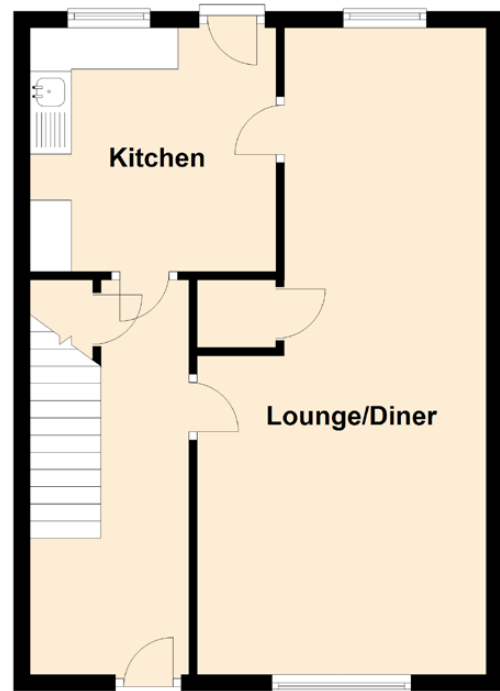
Finally, there is more than adequate on-street parking to accommodate for residents and visitors alike.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

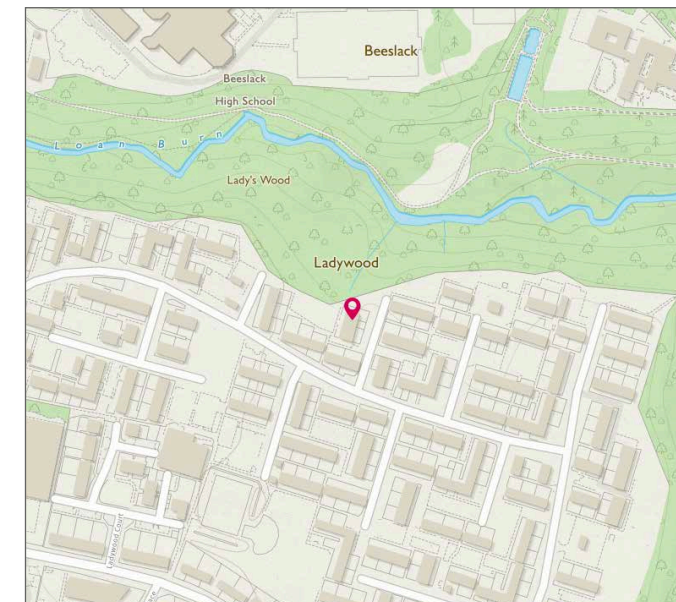


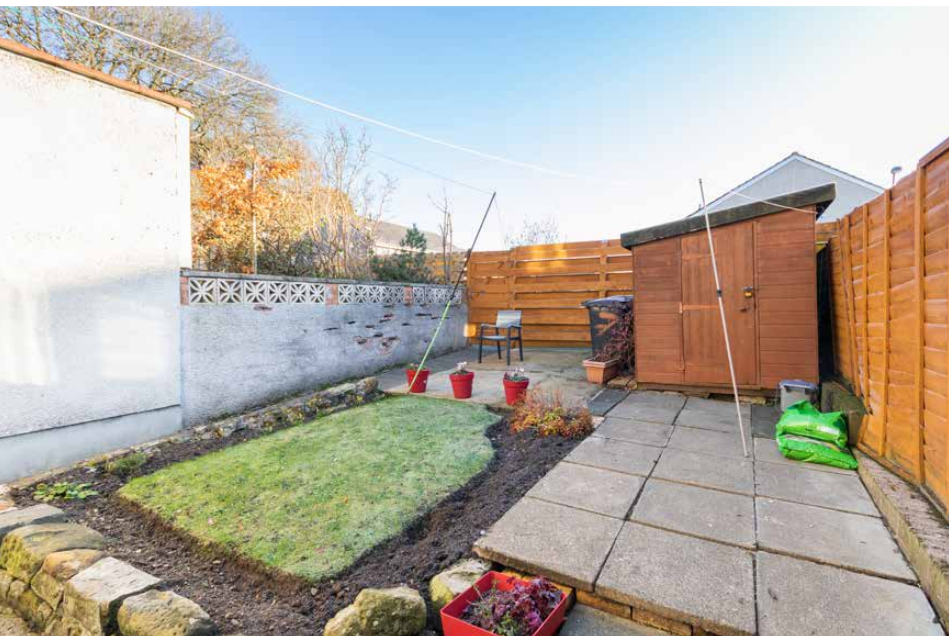
Approximate Dimensions (Taken from the widest point)

Lounge/Diner	7.85m (25'9") x 3.51m (11'6")
Kitchen	2.99m (9'10") x 2.96m (9'9")
Bedroom 1	4.05m (13'3") x 3.56m (11'8")
Bedroom 2	3.47m (11'5") x 2.96m (9'9")
Bedroom 3	3.10m (10'2") x 2.48m (8'2")
Bathroom	1.99m (6'6") x 1.84m (6')

Gross internal floor area (m²): 86m² | EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





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Surveyor



Professional photography
AOIFE McDONALD
Photographer



Layout graphics and design
ALLY CLARK
Designer