

43 West Cairn Crescent

PENICUIK, MIDLOTHIAN, EH26 0AP



Spacious Three-Bedroom End Terraced House In Penicuik, Midlothian



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McEwan Fraser Legal is delighted to present this spacious three-bedroom end terraced family home situated in Midlothian's popular and growing town of Penicuik. The property is positioned at the end of a cul-de-sac with no through traffic or road noise, making it very safe and quiet, ideal for families and pets. It is also within walking distance to the high school and primary school, only one minute away and without the need to cross any roads.

THE LIVING ROOM



Inside, the property comprises a spacious living area which offers various possibilities for furniture arrangements, including dining.

THE KITCHEN



The fully equipped kitchen overlooks the rear garden, whilst it would benefit from modernisation, the kitchen boasts excellent dimensions and freestanding white goods.





There are three generous bedrooms, all with built-in storage, two of which are a double and the third is a single bedroom. The house has one main bathroom on the first floor, which is fitted with a mains shower over the bath. Further storage can also be found in a large cupboard at the top of the stairs, and the large floored attic can also be accessed from the landing.

THE BATHROOM



BEDROOM 1



BEDROOM 2

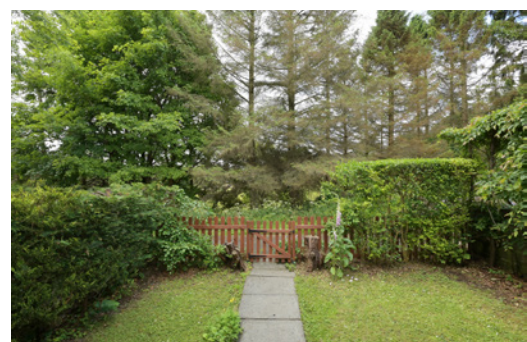


BEDROOM 3

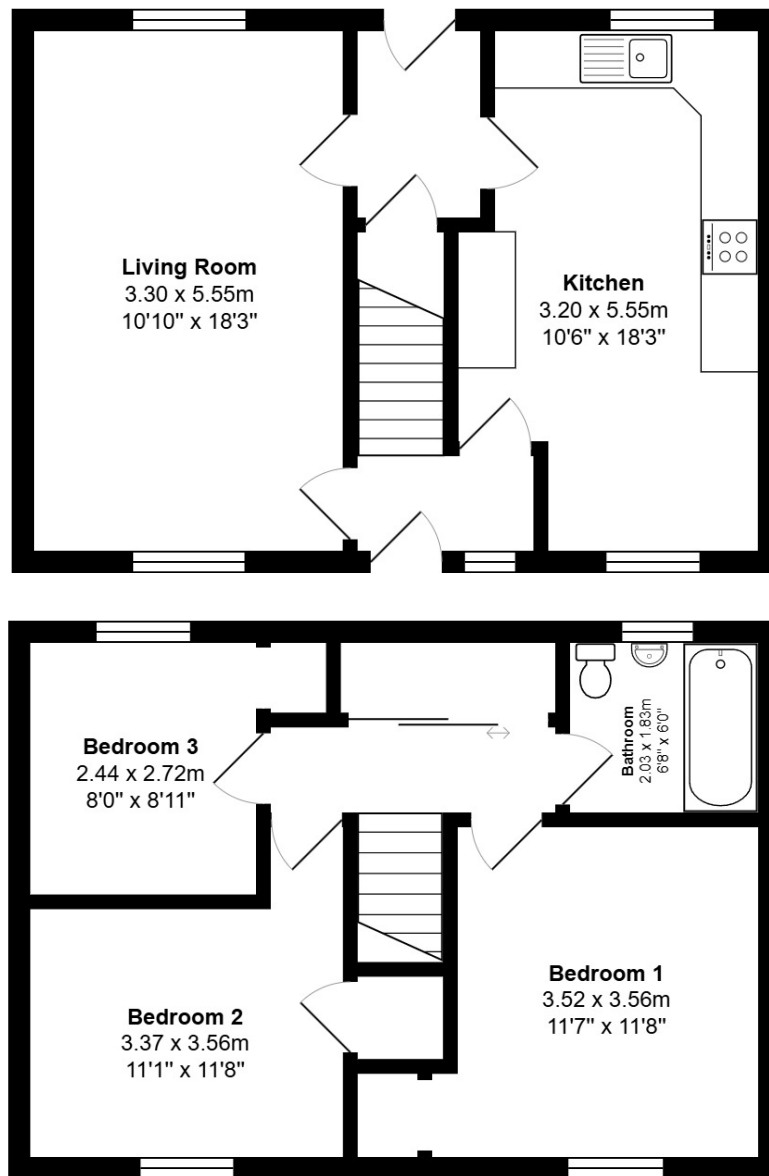


In addition to this, the property includes private front and rear gardens with direct road access to the rear garden, generous on-street parking availability and a completely private outlook, not overlooked by other houses. The property also benefits from gas central heating, making the home cosy and cost-effective, year-round.

EXTERNALS

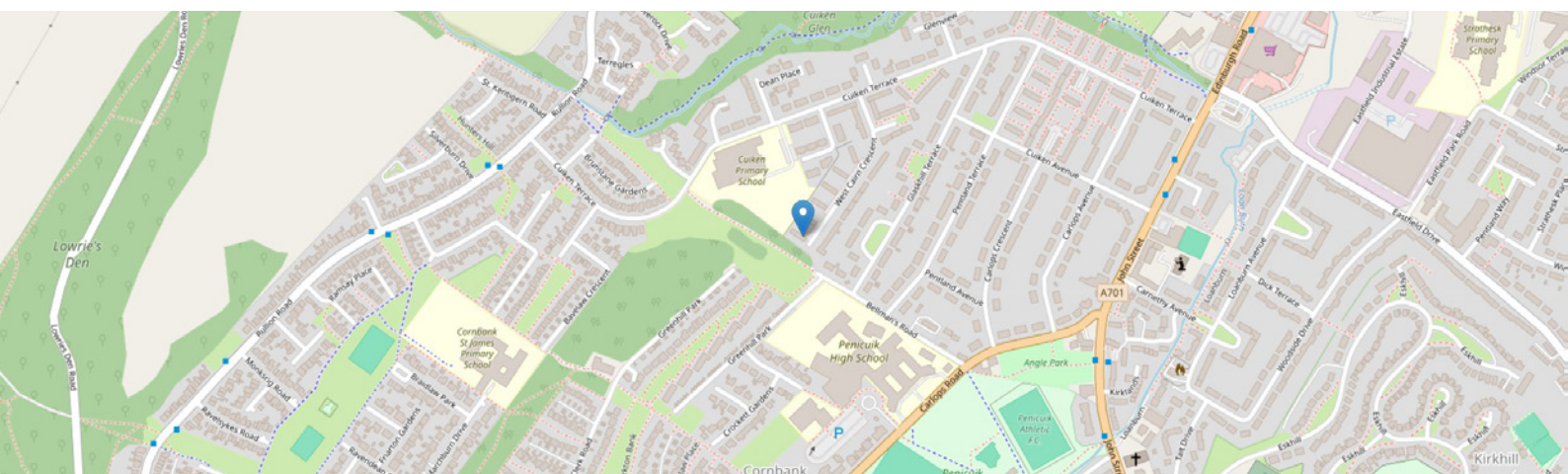


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 85m² | EPC Rating: D



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, Sainsburys 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 a swimming pool.

For those whose jobs require them to travel throughout Scotland, Penicuik is an excellent location. 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.



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