

31 Hawkins Terrace, Glencorse, Penicuik, EH26 0LZ



31 Hawkins Terrace | Penicuik | EH26 0LZ

Description

An excellent opportunity has arisen to purchase a particularly appealing two bed end terraced villa occupying a pleasant cul-de-sac position in a much sought-after leafy residential estate. Presented in good condition with modern comforts, the property would make an ideal home for first-time buyers and professional couples and comes with the added attraction of a good sized enclosed south-facing rear garden and its own garage.

- Entrance vestibule
- Living room
- Well equipped kitchen/dining room with door giving access to rear garden
- Two double bedrooms, one with fitted wardrobes
- Bathroom comprising of a classic white three piece suite with shower over the bath
- Gas central heating and double glazing
- Attic storage
- Enclosed sunny south-facing rear garden
- Single lock-up garage with on-street parking

Extras

The fitted floor coverings, blinds, cooker, washing machine, dishwasher and garden shed are included.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

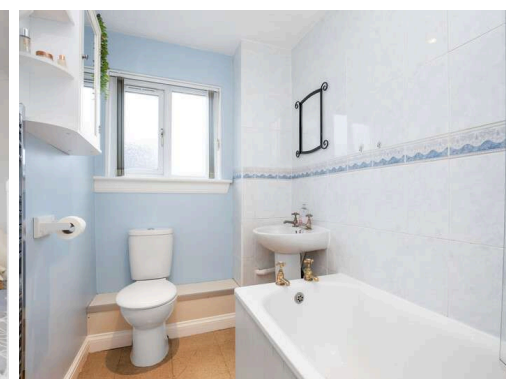
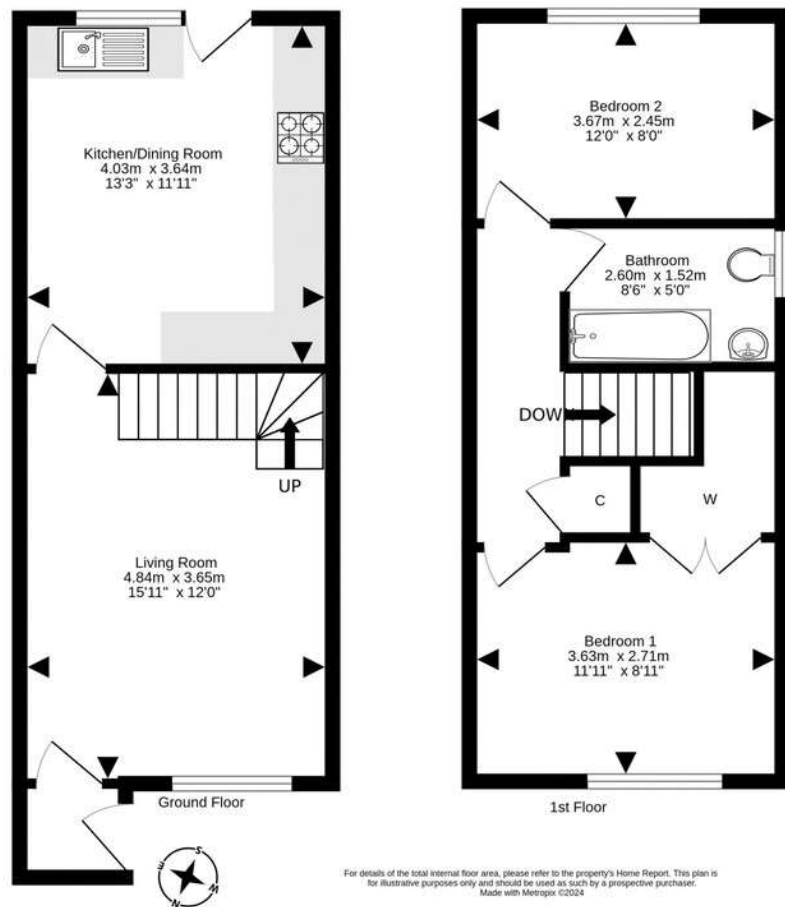
EPC Rating: C



Location

Enveloped by dense woodland and rolling farmland, and positioned at the foot of the majestic Pentland Hills, Penicuik feels worlds away from the busy capital, with a multitude of outdoor activities right on its doorstep. From relaxed strolls and cycles along the old railway line towards Musselburgh, to adrenaline pumping snow sports, horse-riding, fishing or hiking in the Pentland Hills. The area also enjoys a rich cultural and historical heritage, most notably Glencorse Kirk in the grounds of Glencorse House, which was the setting for Robert Louis Stevenson's short story *The Body Snatchers*. Penicuik offers an excellent range of amenities including supermarkets, independent retailers, cafes, pubs and restaurants, with more extensive shopping facilities available just a short drive away at Straiton Retail Park. Primary schooling is provided locally, followed by secondary education at nearby Beeslack High School, with excellent nursery and childcare provisions in the area. Penicuik is increasingly popular with commuters thanks to its close proximity to Edinburgh, which is just a thirty-minute drive away. Fast and frequent bus links (including express morning and evening services) also guarantee swift and easy access to the heart of the capital.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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