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solicitors & estate agents



14 Teviot Grove, Penicuik, Midlothian, EH26 8HQ

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Three-bedroom terraced property with a lovely open outlook offers bright and spacious accommodation with private gardens to the front and to the rear. The property is now in need of upgrading which gives an excellent opportunity to make your own. Teviot Grove is a quiet residential area situated within the popular town of Penicuik, close to many local amenities, schooling and transport links. We would recommend an early viewing.

- Reception hallway, built in storage.
- Front facing living room with bay style windows.
- Kitchen with a range of wall and base units.
- Rear hallway, downstairs cloaks comprising WC and wash hand basin.
- Staircase to upper level, landing with hatch to attic storage, cupboard with water tanks.
- Front facing double bedroom.
- Rear facing double bedroom with a storage cupboard housing the boiler.
- Third bedroom front facing.
- Bathroom presented as a shower room comprising WC, wash hand basin and shower cubicle.
- Gas central heating.
- Double glazing.
- Enclosed gardens to the front and rear.



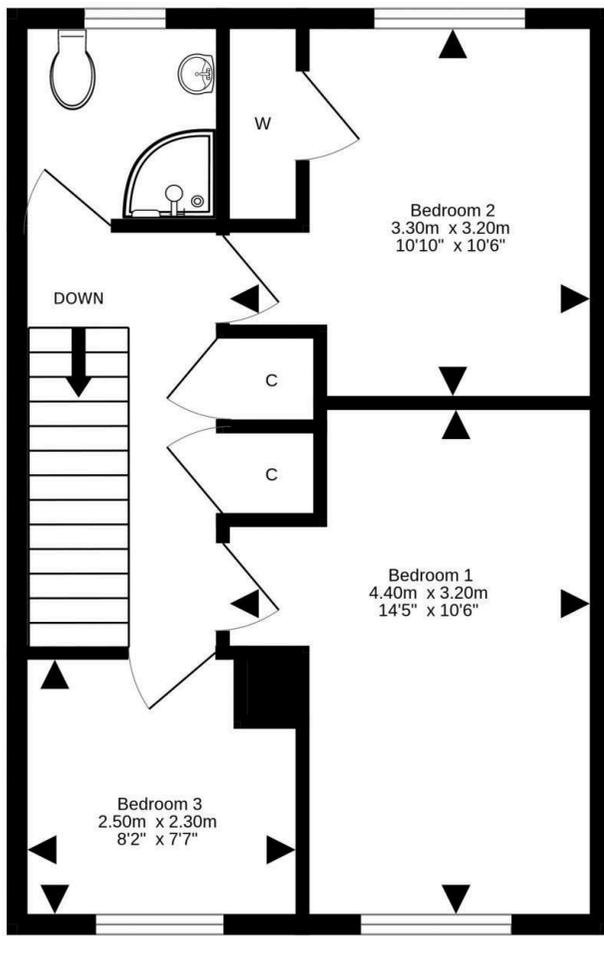
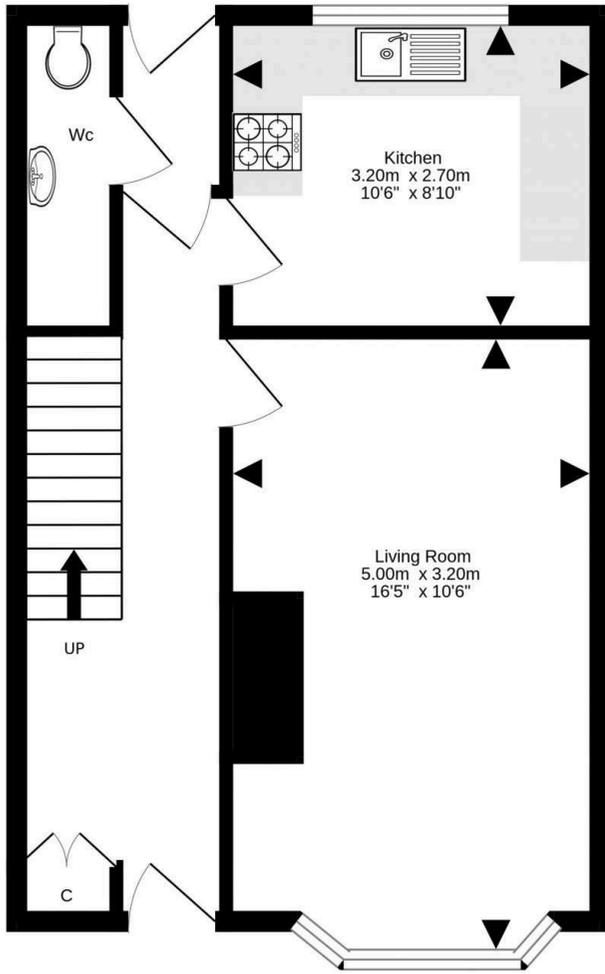
Location

The property is situated within the popular Midlothian town of Penicuik. The property is conveniently placed for access to reputable schooling with both the local primary and high school within walking distance, Cornbank, Strathesk primary schools and Strathesk nursery. Eastfield and Penicuik medical centres are also nearby. Excellent local amenities are on hand including a Tesco and Lidl supermarkets, with further specialist shops, bars and restaurants within easy reach. The nearby Straiton Retail Park hosts a range of high street stores including M&S food hall, Sainsbury's together with Costco & Ikea. The City of Edinburgh bypass is within easy reach linking the main Scottish motorway network system and the bus services within the area link directly to Edinburgh's city centre and surrounding areas. In addition, there is a park & ride service available at Straiton. There is a selection of recreational and sporting amenities throughout the town, including a leisure centre, the well regarded Glencorse Golf Course and the nearby Pentland Hills provide excellent walking terrain.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

