



53 Teviot Grove, Penicuik, EH26 8HQ
Offers over £170,000



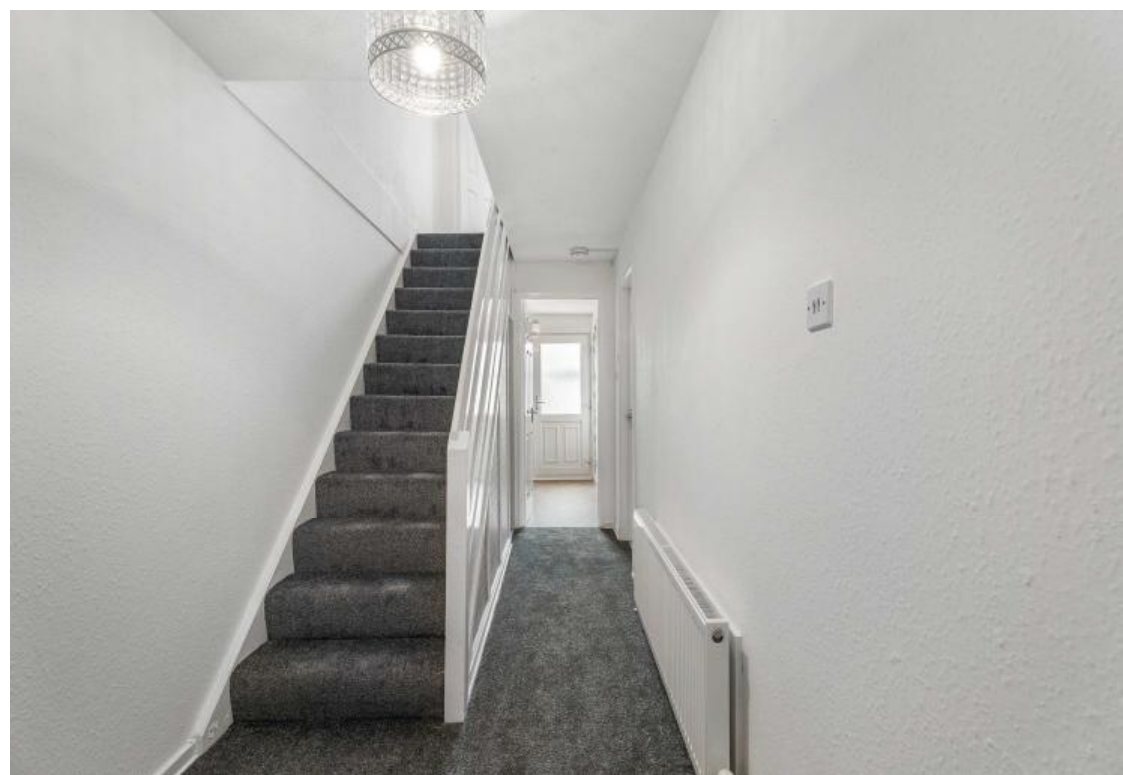
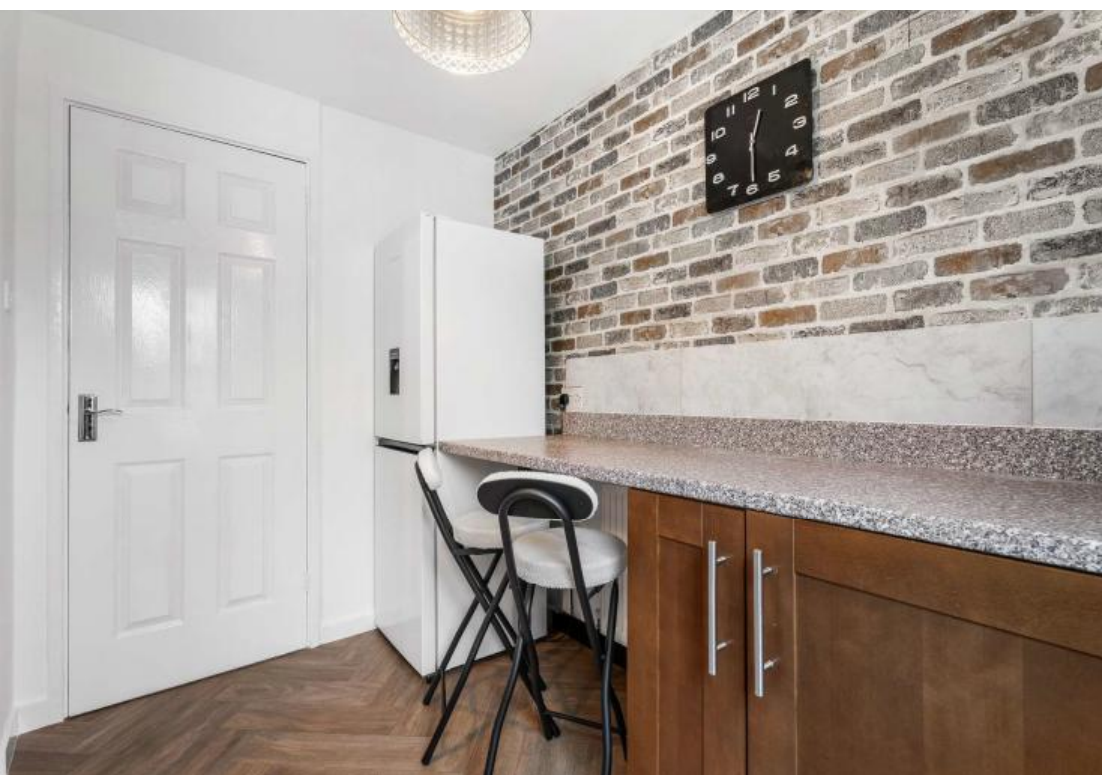
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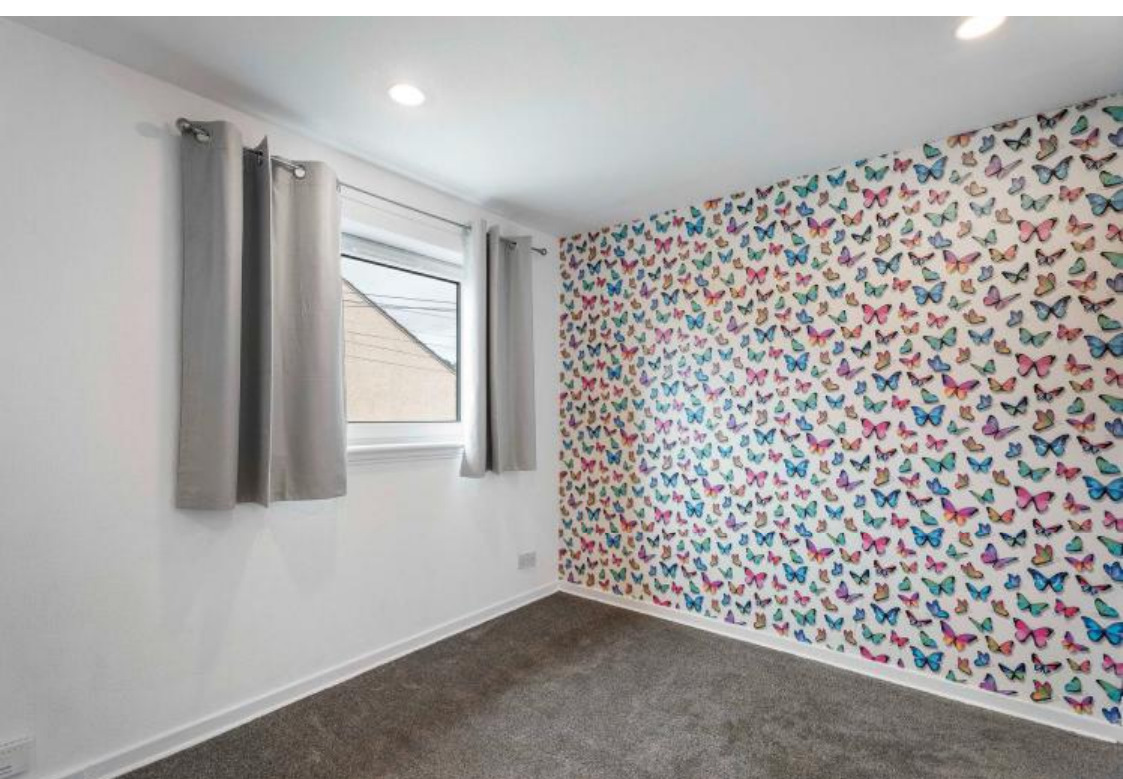


An excellent opportunity to acquire a well-proportioned three-bedroom terraced house, ideally situated within a popular residential area of Penicuik.

The property offers comfortable and versatile accommodation, comprising a spacious living room and a separate kitchen.

The kitchen benefits from access to a useful utility area, which also incorporates a breakfast bar, creating a practical space for everyday living and informal dining.



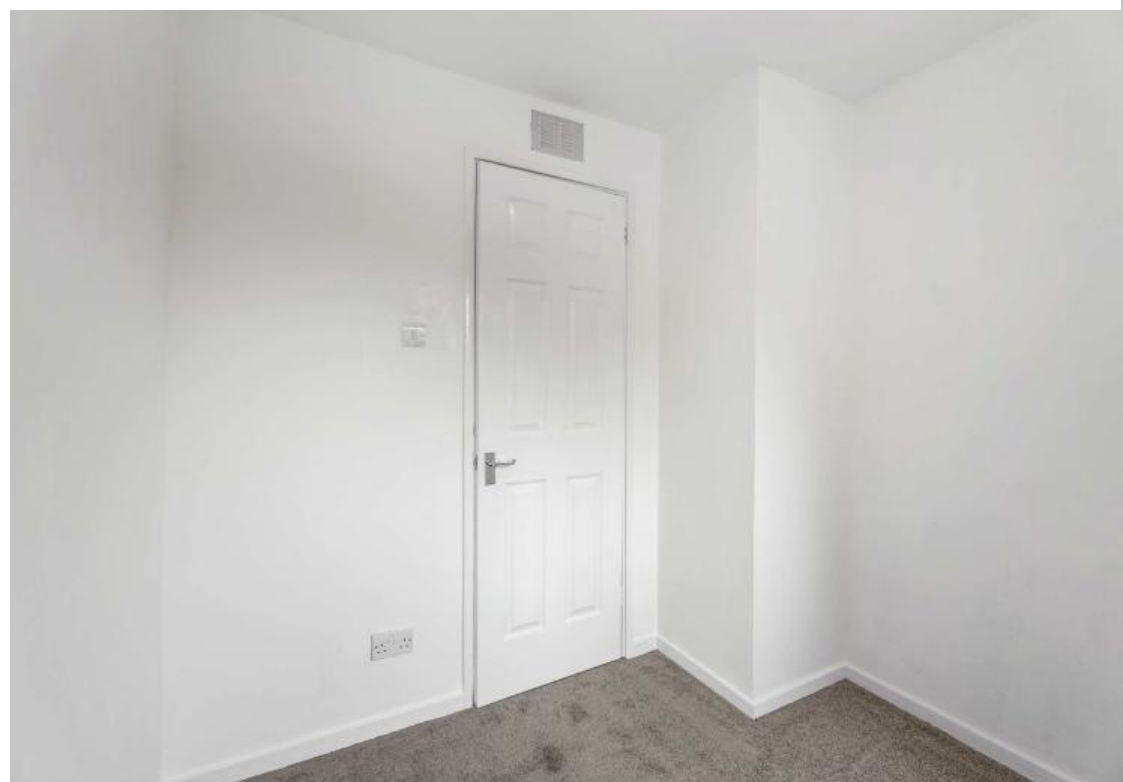


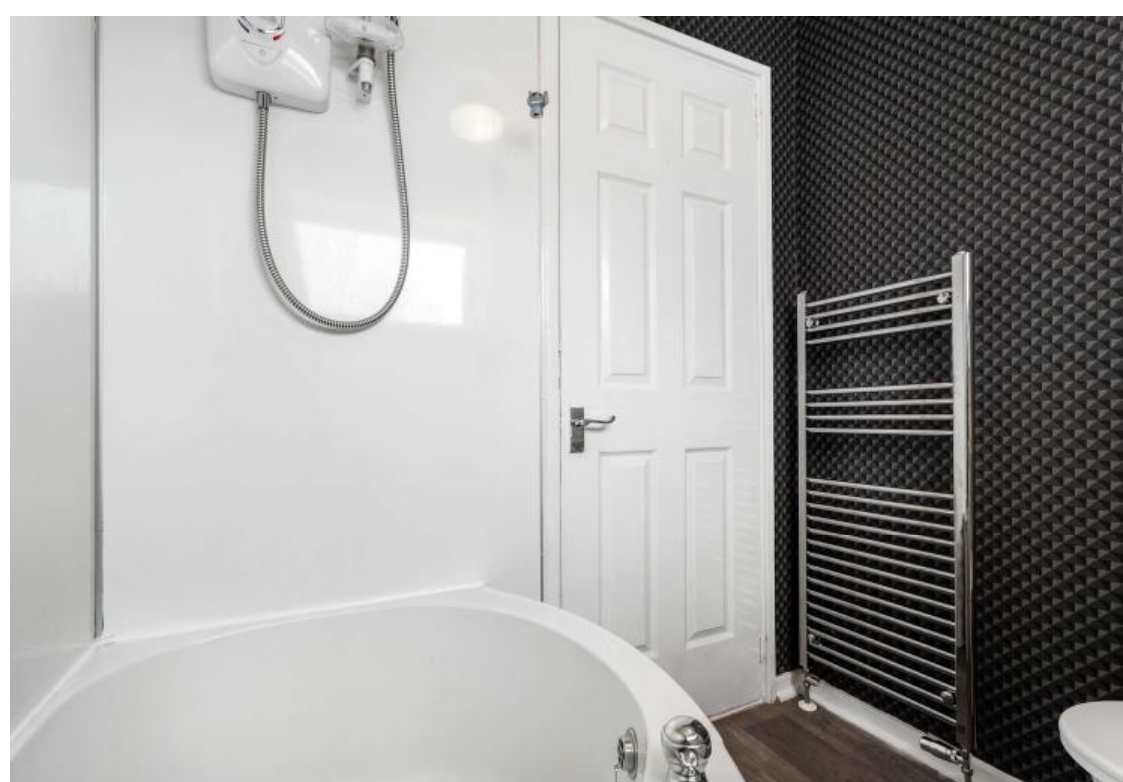
There are three well-proportioned bedrooms, providing excellent accommodation for families, first-time buyers or those looking for additional space.

Externally, the property benefits from both front and rear gardens. The rear garden provides an excellent outdoor space for relaxing and entertaining, while the front garden offers the potential to create off-street parking, subject to the necessary permissions and the pavement being lowered to provide vehicular access.

The property is ideally positioned for access to an excellent range of local amenities. These include doctors' surgeries, primary and secondary schools, supermarkets, cafés, shops and a variety of other everyday facilities, all contributing to the convenience of the location.

With its generous accommodation, private gardens and potential for off-street parking, this property would make an excellent family home and early viewing is highly recommended.



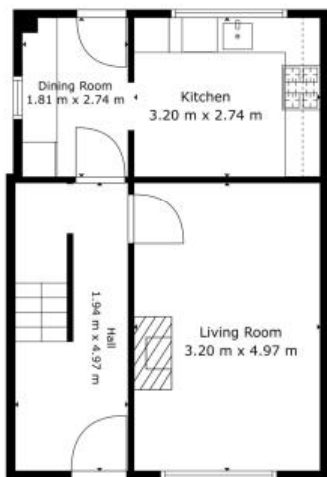




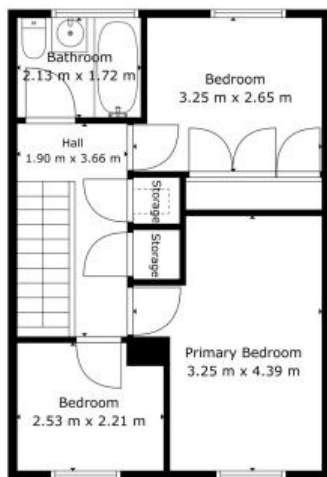
53 Teviot Grove,
Penicuik, EH26 8HQ

Approx. Gross Internal Area:
882.641 Sq Ft (82 Sq M)

For Identification purposes only. Not to scale.



Ground Floor



1st Floor

Penicuik is a popular Midlothian town situated approximately 10 miles south of Edinburgh, offering a blend of convenient amenities, excellent transport links and attractive surrounding countryside. The town provides a wide range of everyday facilities, including supermarkets, independent shops, cafés, restaurants, healthcare services and leisure facilities. There are several well-regarded primary schools within the area, together with Penicuik High School, making the town a popular choice for families. The surrounding countryside also provides a variety of opportunities for walking, cycling and outdoor pursuits, with the Pentland Hills and nearby open spaces easily accessible. For commuters, Penicuik offers regular bus services providing connections towards Edinburgh and surrounding areas, while the nearby City Bypass provides convenient access to Edinburgh, Midlothian and the wider central Scotland road network. With its excellent range of local amenities, strong community feel and attractive countryside setting, Penicuik continues to be a popular choice for families, first-time buyers and those looking to enjoy a more relaxed lifestyle while remaining within easy reach of Edinburgh.

Get in touch



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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.