



38 Cuiken Terrace
PENICUIK | EH26 ODX



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Warners is delighted to present this charming three-bedroom, mid-terrace family home, located in the sought-after town of Penicuik. Immaculately presented, this property is an excellent opportunity for first-time buyers, young couples, or growing families.

The accommodation begins with a welcoming entrance hallway that leads to a bright and spacious south-east-facing lounge, bathed in natural light. Adjacent to the lounge is a contemporary dining kitchen, featuring ample storage with base and wall-mounted units, as well as generous space for free-standing appliances and dining.

Upstairs, the upper landing provides access to two well-proportioned double bedrooms, with the master bedroom benefiting from built-in wardrobe space. Additionally, there is a versatile single bedroom or box room. Completing the layout is a stylish tiled bathroom, fitted with a white three-piece suite and an electric shower over the bath.

The property boasts generously sized front and rear gardens. The rear garden includes a large storage unit with an electric supply, offering potential use as a workshop, gym, or home office. A private residents' car park is conveniently located at the rear of the property.

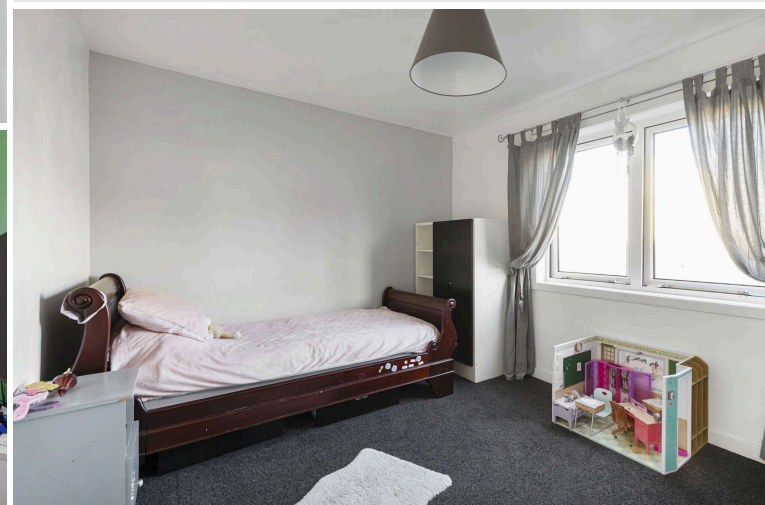
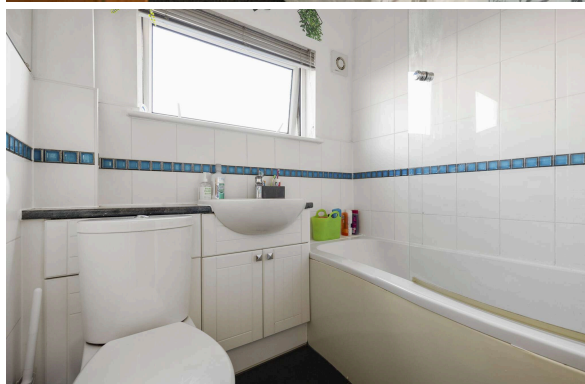
- Immaculate, move-in-ready condition.
- Bright, south-east-facing lounge.
- Modern kitchen with ample storage.
- Two double bedrooms and a versatile single room.
- Large rear garden with electrified storage unit.
- Private residents' car park.

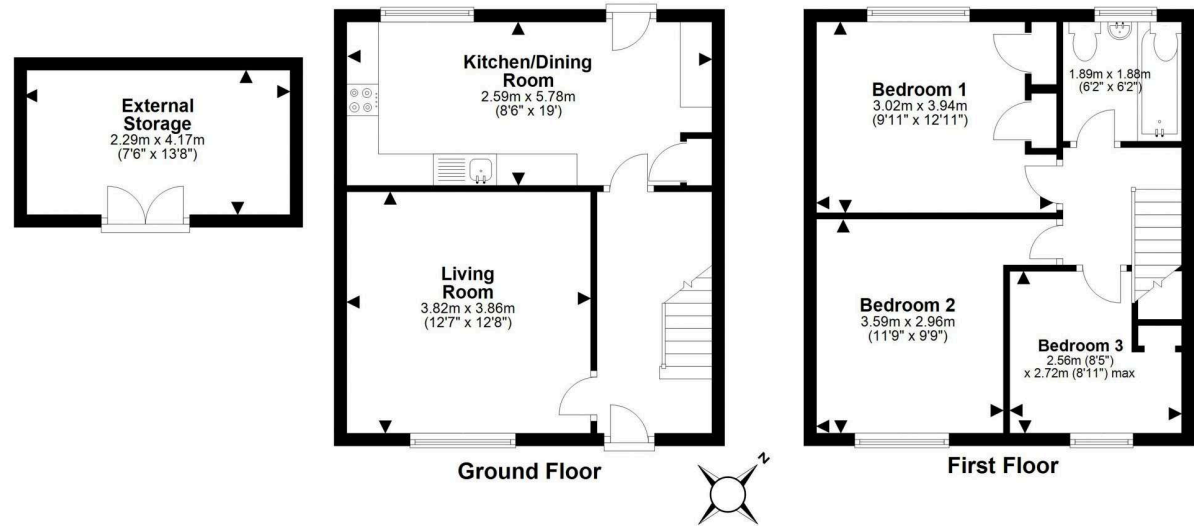
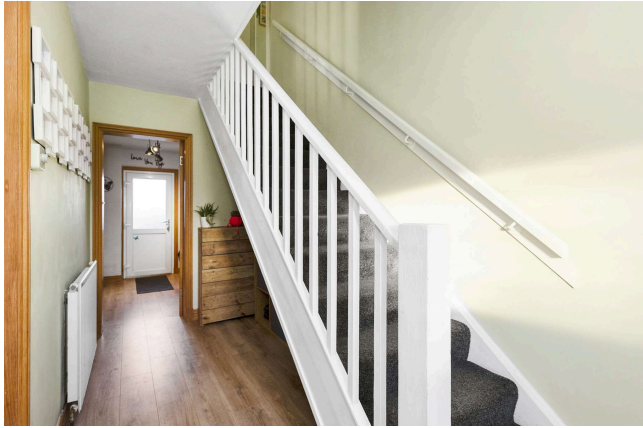
Large 5 hob, double oven, extractor fan, all shelves, blinds, curtains, single bed in small room and metal hut/shed in garden included in sale. EPC Rating C. Council tax band C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Penicuik is a much respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is ski-ing at Hillend. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.