



3 Arras Grove, Penicuik, Midlothian, EH26 0LH

Immaculately Presented, Three-Bedroom, Semi-Detached Home with Gardens, Driveway & Garage

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Property Description

Immaculately presented, this three-bedroom, semi-detached family home benefits from charming gardens, a driveway and an adjoining garage. Located in a quiet, desirable residential area in Penicuik, Midlothian, south of Edinburgh centre, with an open shared green adjacent to the rear.

Comprises an entrance hall, living and dining rooms, a kitchen, three flexible bedrooms, and a family bathroom.

Exceptionally well-maintained and ready to move in, featuring light contemporary decor and highly maintained gardens.

Further highlights include a quality integrated kitchen, a stylish bathroom suite, and quality engineered wood flooring. Additionally, there is gas central heating, double glazing, and ample storage, including a loft space and a garage with power and lighting.

A generous plot has a double driveway to the front, while the well-maintained south-west facing rear garden enjoys all-day sunshine and includes a lawn, patio area, and storage shed.

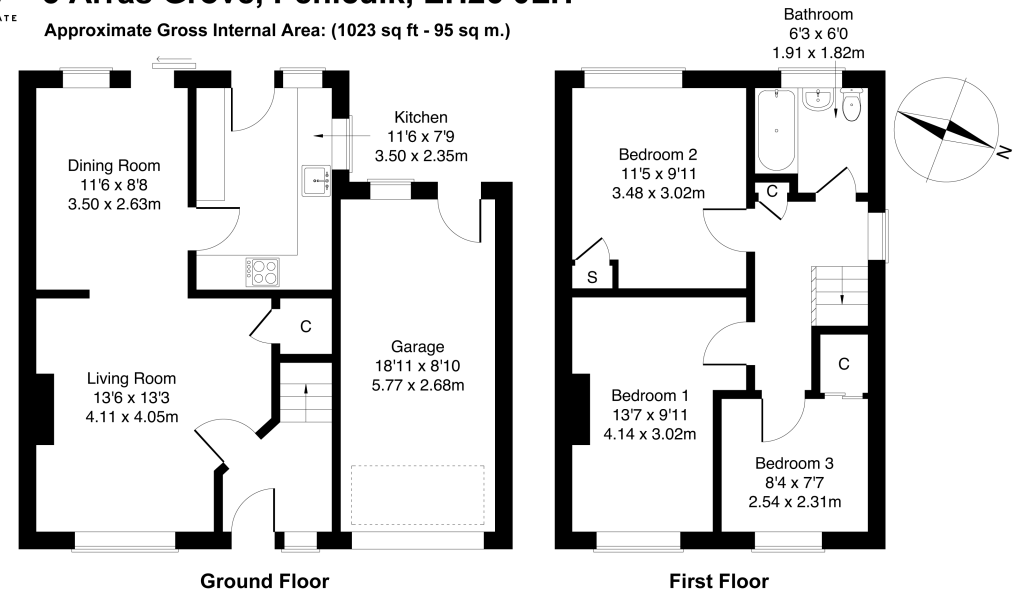
A welcoming entrance hall leads into a beautifully presented front-facing living room, featuring a stylish feature wall, bespoke shelving, a useful built-in understair storage cupboard, and quality engineered wood flooring that flows seamlessly through to the dining area. Positioned to the rear of the property, the dining space enjoys direct access to the south-west facing garden via patio doors, creating an ideal setting for both everyday living and entertaining. Located just off the dining area, the stylish kitchen is fitted with an excellent range of modern wall and base units complemented by contemporary worktops. Additional features include a sink with drainer, garden access, and a comprehensive selection of integrated appliances, including an induction hob, eye-level double oven and microwave, washing machine, dishwasher, and fridge/freezer.

The upper floor hosts three flexible bedrooms, all tastefully decorated and finished with attractive contemporary wood-effect flooring. Bedrooms two and three further benefit from built-in storage, enhancing practicality. Completing the accommodation is the modern family bathroom, fitted with a three-piece suite comprising a bath with a rainfall shower over, attractive tiled splashbacks, a fitted heated mirror, and a ladder-style radiator.



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Approximate Gross Internal Area: (1023 sq ft - 95 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Nestled in the scenic heart of Midlothian, Penicuik perfectly blends countryside calm with city convenience, making it an ideal choice for commuters seeking a relaxed lifestyle without sacrificing accessibility. Located just minutes from the Edinburgh City Bypass, the town offers excellent road links via the A701 and A702, as well as frequent bus services to Edinburgh and nearby areas. Penicuik boasts a wide range of amenities, including major supermarkets such as Tesco and Lidl, diverse high street shops, banking and

postal services, as well as a vibrant selection of restaurants, cafés, and traditional pubs. Family-friendly facilities abound, with excellent schools, a local library, and a modern leisure centre equipped with a gym and swimming pool. Surrounded by the Pentland Hills and the River North Esk, the area offers a wealth of outdoor activities, including walking, cycling, climbing, golf, and skiing on the nearby Hillend dry slope, catering to all interests and lifestyles.





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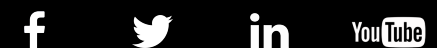
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