



44 Teviot Grove, Penicuik, Midlothian, EH26 8HQ

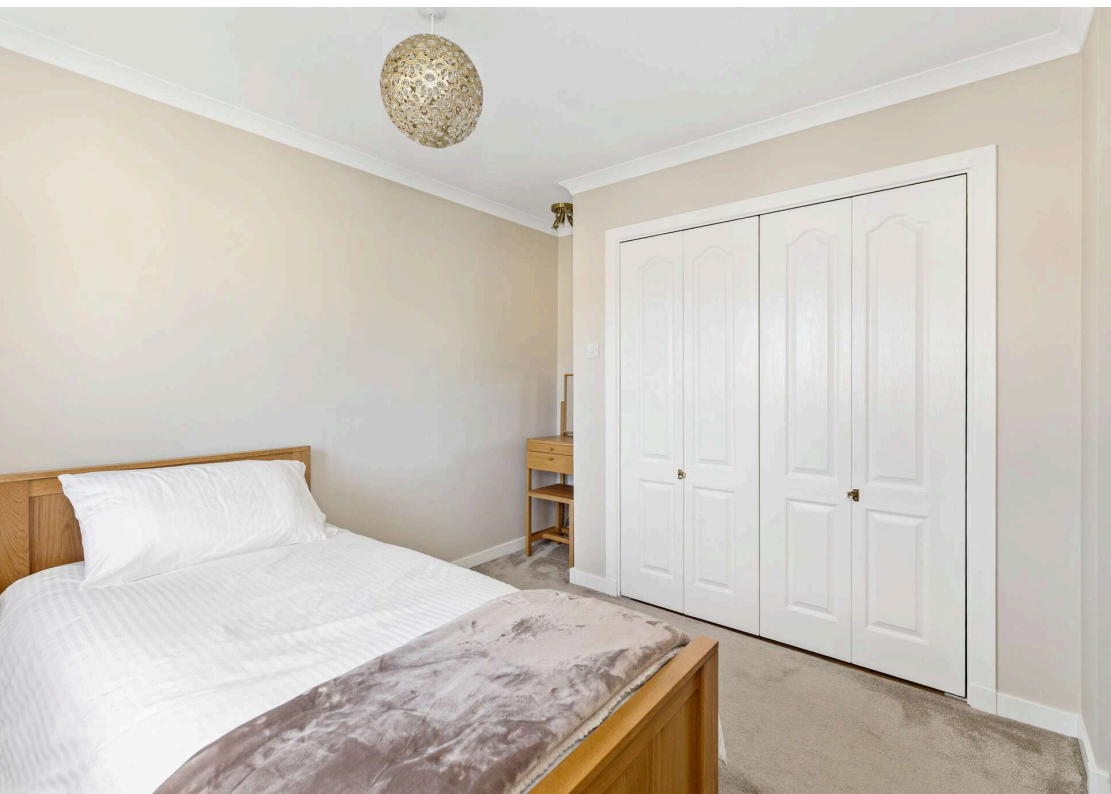


Welcome

Welcome to 44 Teviot Grove, a lovely four-bedroom end of terrace home tucked away within a residential cul-de-sac. Well maintained and presented in fantastic condition, the property offers generous accommodation throughout, creating a comfortable and welcoming home with plenty of space for family life. The enclosed gardens offer low-maintenance outdoor space with plenty of opportunity to enjoy time together without too much upkeep. Conveniently located close to local amenities, schooling and transport links, the property combines a relaxed residential setting with everyday practicality.

- Entrance hallway
- Bright and spacious living/dining room
- Modern kitchen
- WC
- Ample storage
- Four Bedrooms
- Family bathroom
- Private front and rear gardens
- Resident's parking







Penicuik

Penicuik is a popular Midlothian town surrounded by attractive countryside and close to the Pentland Hills. The town offers a good range of local amenities, including shops, supermarkets, cafés, leisure facilities and schools. There are excellent opportunities for walking and outdoor recreation, while regular bus services and road links provide convenient access to Edinburgh and the surrounding areas.

Extras

Included in the sale are: Floor coverings, light fittings and blinds where fitted. No warranty applies to any integrated appliance, free standing white goods or any other movable items included in the sale as these items are deemed sold as seen.





Get in touch

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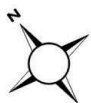
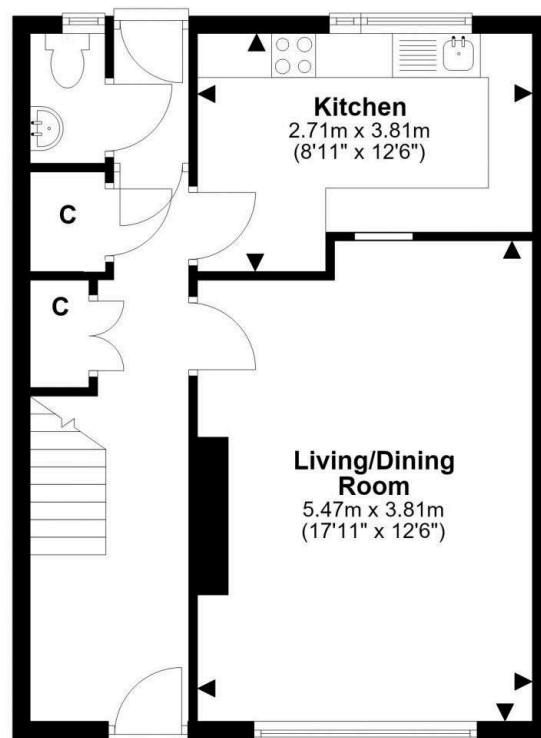
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

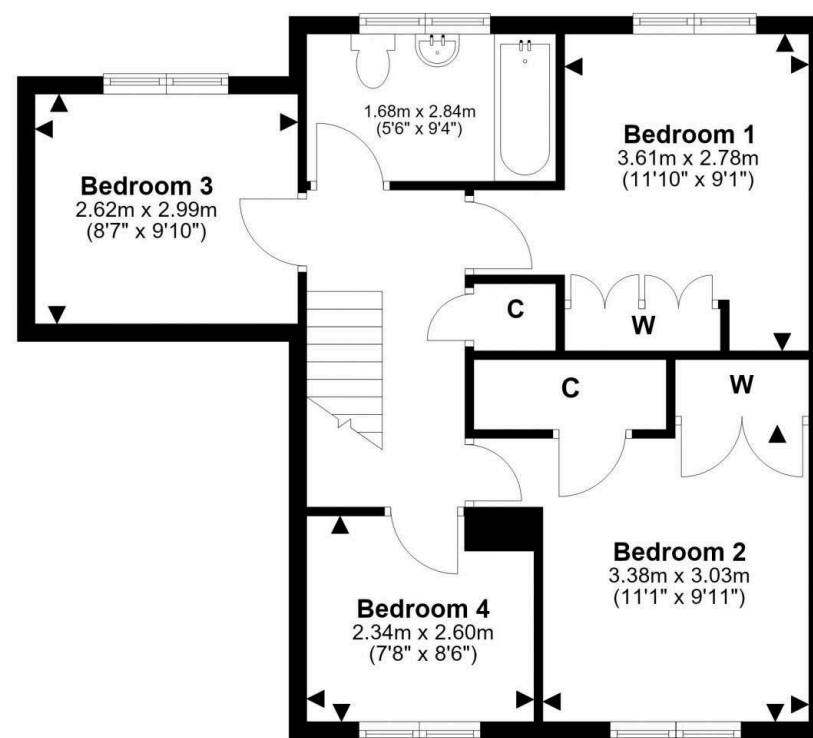


CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

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