



**Premier  
Properties**  
Perth



## 22 Trelawney Terrace, Penicuik, EH26 0NB

**Offers Over £285,000**

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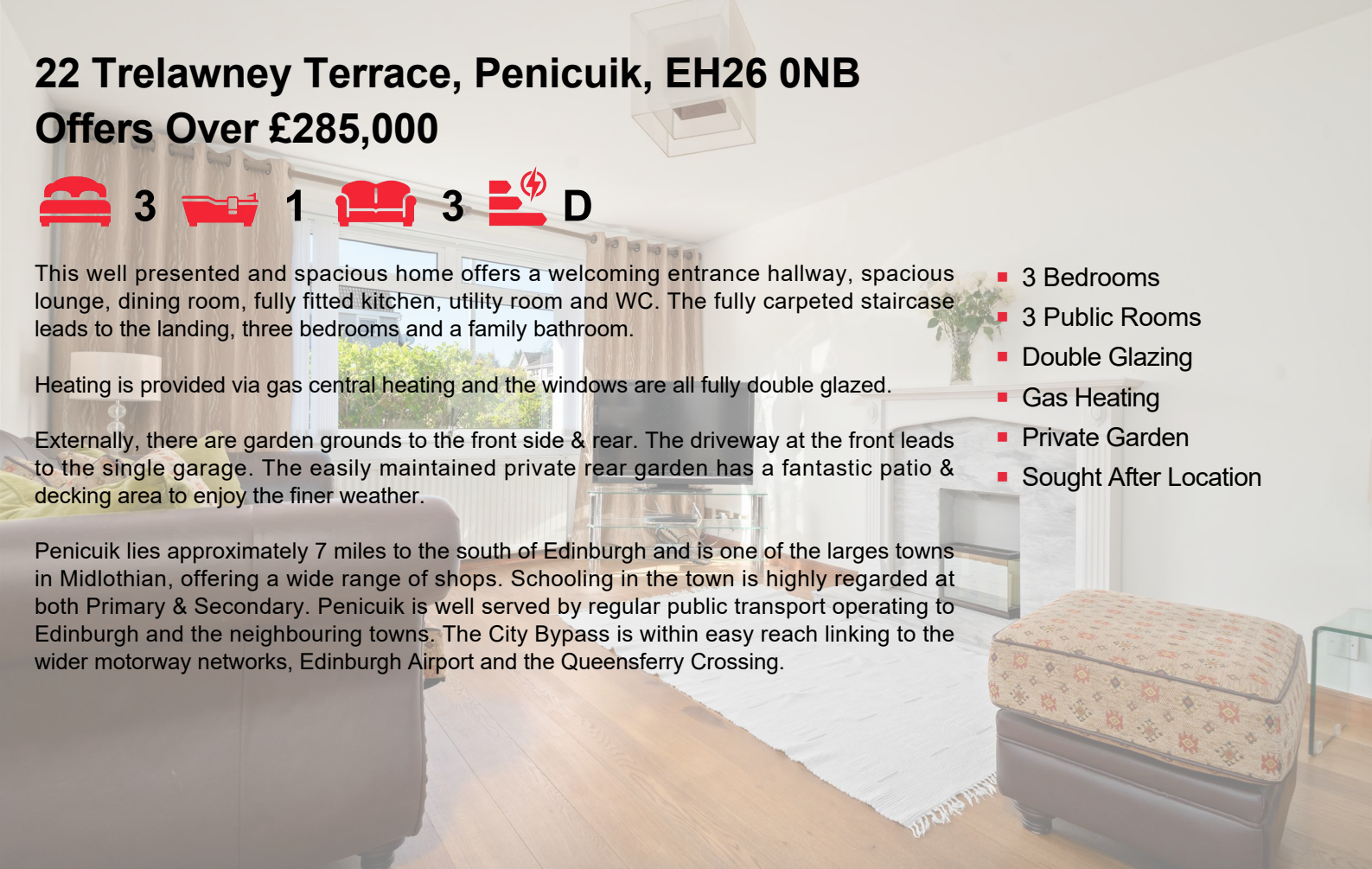
This well presented and spacious home offers a welcoming entrance hallway, spacious lounge, dining room, fully fitted kitchen, utility room and WC. The fully carpeted staircase leads to the landing, three bedrooms and a family bathroom.

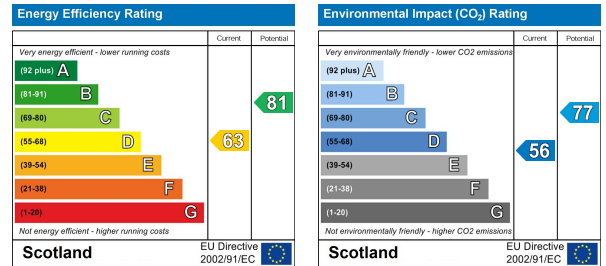
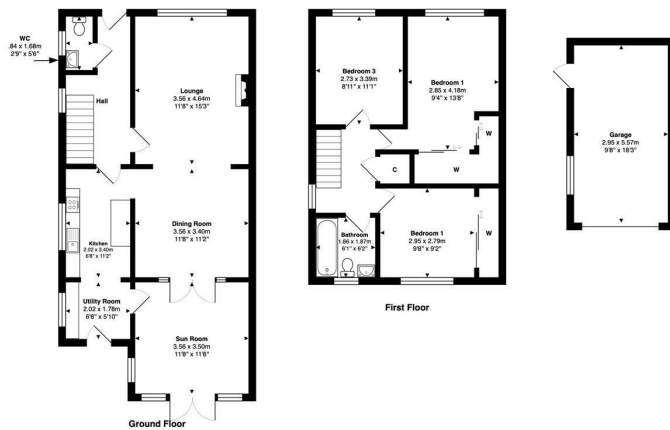
Heating is provided via gas central heating and the windows are all fully double glazed.

Externally, there are garden grounds to the front side & rear. The driveway at the front leads to the single garage. The easily maintained private rear garden has a fantastic patio & decking area to enjoy the finer weather.

Penicuik lies approximately 7 miles to the south of Edinburgh and is one of the largest towns in Midlothian, offering a wide range of shops. Schooling in the town is highly regarded at both Primary & Secondary. Penicuik is well served by regular public transport operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.

- 3 Bedrooms
- 3 Public Rooms
- Double Glazing
- Gas Heating
- Private Garden
- Sought After Location





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.