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7 Balfour Terrace

Penicuik, EH26 0LY



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Welcome to

7 Balfour Terrace

An excellent opportunity has arisen to acquire this lovely 2-bedroom south facing semi-detached house, forming part of a popular residential cul-de-sac within Midlothian's Penicuik. This modern property is well presented and enjoys tasteful contemporary interiors, charming gardens and excellent private parking, with a detached garage and a spacious driveway. The accommodation comprises a welcoming entrance hallway, lounge/dining room and a modern fitted kitchen. A carpeted staircase leads to the first floor which gives access to two good sized bedrooms and a contemporary shower room, and a further staircase leads to the floored and lined attic. The property benefits from gas central heating, double glazing and good storage facilities. This property will make a superb family home and viewing is highly recommended.

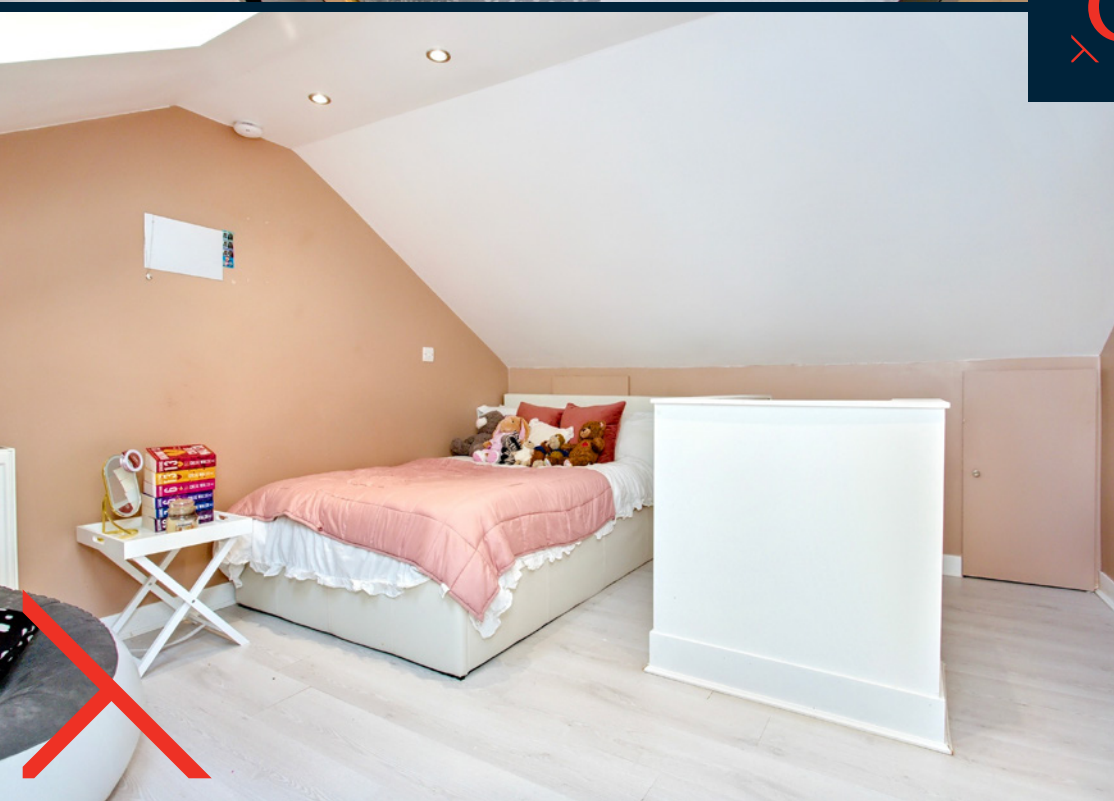
Extras All fitted floor coverings.

General Features

- Entrance hallway
- Lounge/Dining room
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Floored & lined attic
- Gas central heating
- Double glazing
- Private gardens - front & rear
- Driveway
- Garage
- EPC rating - D
- Council Tax Band - D
- Tenure - Freehold

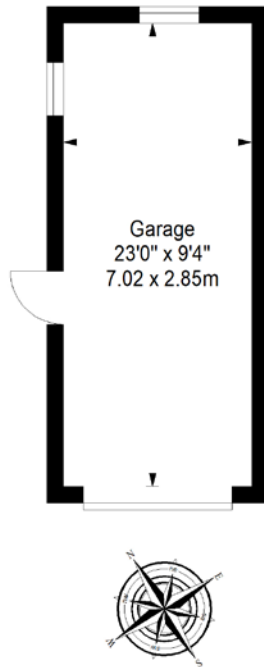


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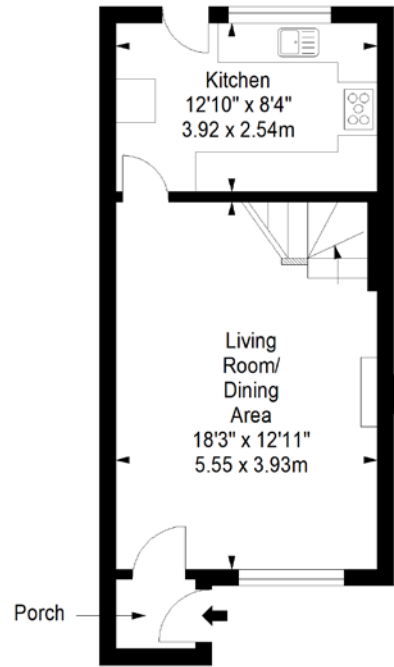


floorplan

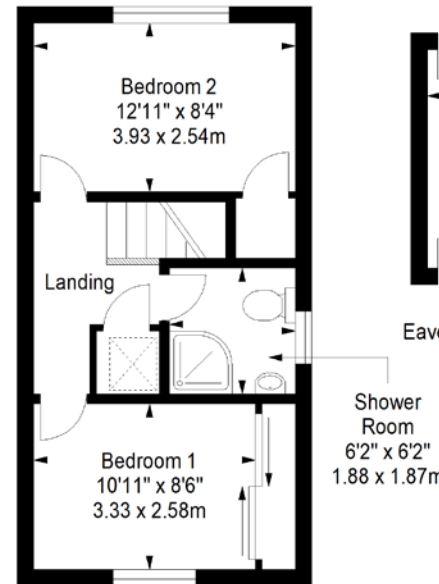
Garage
Approx. 20.0 sq. metres (215.3 sq. feet)



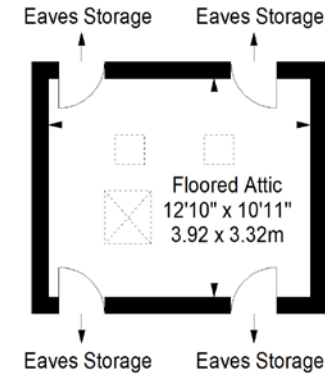
Ground Floor
Approx. 34.0 sq. metres (366.0 sq. feet)



First Floor
Approx. 32.6 sq. metres (350.9 sq. feet)



Attic
Approx. 13.0 sq. metres (139.9 sq. feet)



Total area: approx. 79.6 sq. metres (856.8 sq. feet)



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