

Avon Grove, Penicuik



Rent - £1275pcm	Bedrooms – 3	Deposit - £1475
Type – Terraced House	Parking - On Street	Garden – Front & Rear
Criteria – Rent in advance, full deposit, no smokers, no pets - AVAILABLE EARLY MAY		
Energy Efficiency Rating: Band C Environmental Impact Rating: C		
Landlord Registration No: 507106/290/07092 Council Tax Band: C		

Property Details

Delightful three-bedroom **UNFURNISHED** terraced house situated in a sought-after, quiet residential area, conveniently close to local amenities and excellent transport links.

The accommodation comprises a welcoming entrance hall with a generous storage cupboard, leading into a bright and spacious open-plan living area with lounge and dining space, flowing through to a modern fitted kitchen complete with white goods and providing access to the rear garden. Upstairs, the property offers a well-proportioned main double bedroom with built-in wardrobe space, a second double bedroom with additional storage, and a third single bedroom which would be ideal as a bedroom or home office or study. The bathroom features a full-size bath with an electric shower overhead.

Further benefits include gas central heating, double glazing throughout, and easily maintained enclosed front and rear gardens. On-street parking is available.

Letting Agent Registration Number: **LARN1806008**

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Ask inside for more details!

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