



82 John Street, Penicuik, Midlothian, EH26 8NF

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Great location on John Street close to all amenities, this is a rare opportunity not to be missed. McDougall McQueen are delighted to present to the market this spacious two-bedroom terraced house, set in a popular residential area in the lovely Midlothian town of Penicuik. Conveniently located, the property is within walking distance of all local schooling and amenities. Presented in clean move in condition with new floor coverings, this property represents excellent value for money in today's market and prospective buyers should move quickly to secure it. The property has private garden grounds to the front and rear with on-street parking available to the front and a parking area to the rear. Viewing is by appointment only.

- Entrance hallway with storage
- Spacious living and dining room with front and rear facing windows, electric fire and surround
- Kitchen fitted with a range of base and wall units and additional store cupboard, gas cooker, washing machine and fridge freezer
- Small conservatory accessed from the kitchen
- Upper hallway with loft access and airing cupboard
- Main bedroom with built-in store cupboard and front facing twin windows
- Bedroom two with rear facing window and built-in store cupboard
- Family bathroom with three-piece white suite, shower over the bath, shower screen, wc and sink, featuring both a radiator and an electric heater
- Gas central heating
- Double glazing
- Front and rear gardens which have been well maintained and are ideal for outside entertaining
- Garden shed
- Ample on-street parking



Location

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian. It therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular public transport service 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.

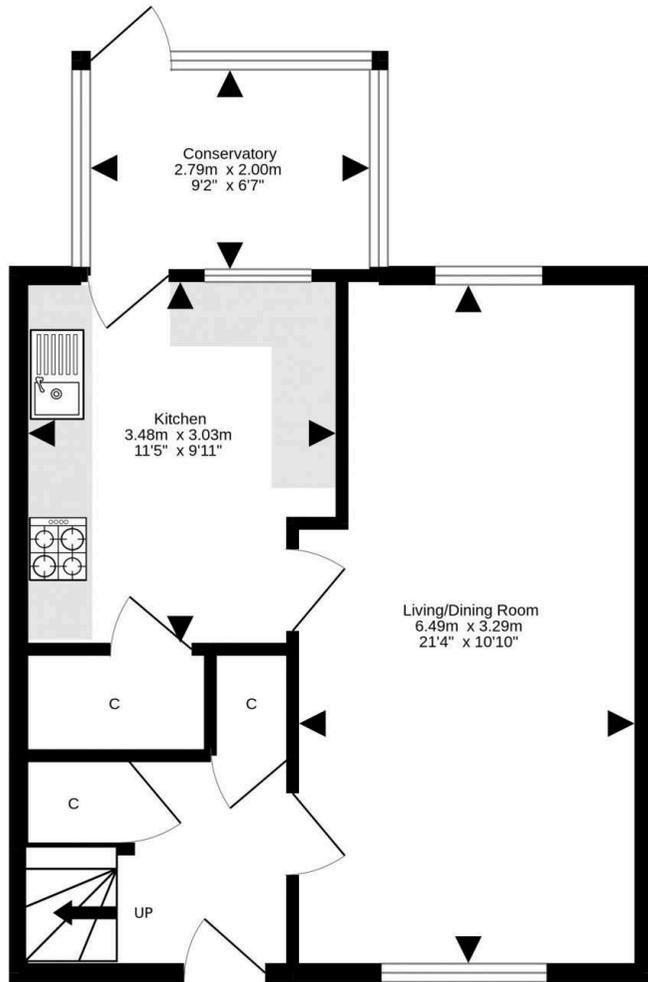
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, cooker and all remaining free-standing appliances. No warranty applies to any integrated appliances, white goods or moveable items included in the sale. Items of remaining furniture may also be included by negotiation.

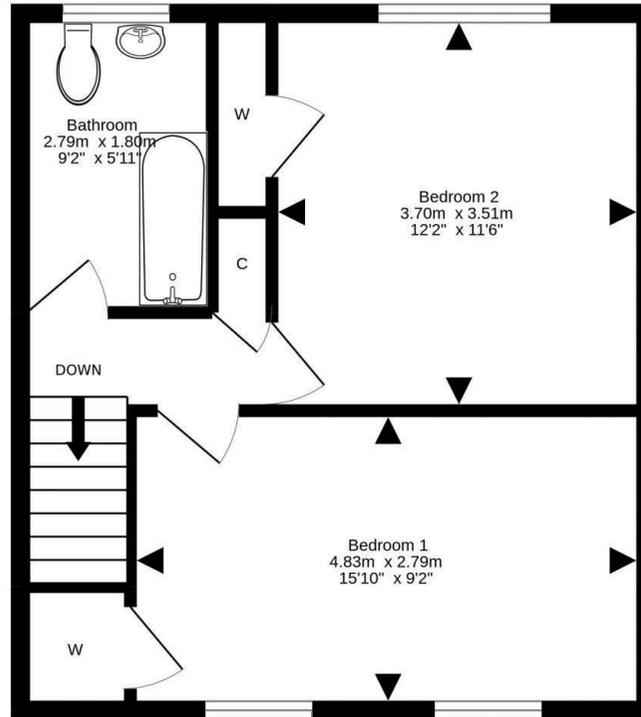
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



Ground Floor



1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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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 appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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