



7a, Croft Street, Penicuik, Midlothian, EH26 9DH

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Great first-time purchase or downsize opportunity with flexible accommodation. McDougall McQueen are delighted to present to the market this rarely available bright and spacious one-bedroom two public room ground floor flat. Set in a popular residential area in a quiet yet central location in the lovely Midlothian town of Penicuik, conveniently located within a stone's throw of the town centre, it is thought this property will make the ideal first-time purchase, investment property or a great purchase for those looking for ground floor living. The property is offered in good order throughout and provides spacious flexible accommodation with garden grounds to the rear and ample on-street parking. Viewing is by appointment only.

- Hallway with large walk-in store cupboard
- Living room with access to the garden room and open shelved storage
- Garden room with window and door to the rear garden
- Fitted galley style kitchen with a range of base and wall units, gas hob, oven, extractor and remaining white goods
- Double bedroom with front facing window with shutters
- Well equipped bathroom with four-piece suite comprising bath, wc, sink and separate shower cubicle with raindrop shower and shower attachment, window to the rear with shutters
- Gas central heating and double glazing
- Rear garden grounds with lawn and small patio area
- Ample on-street parking

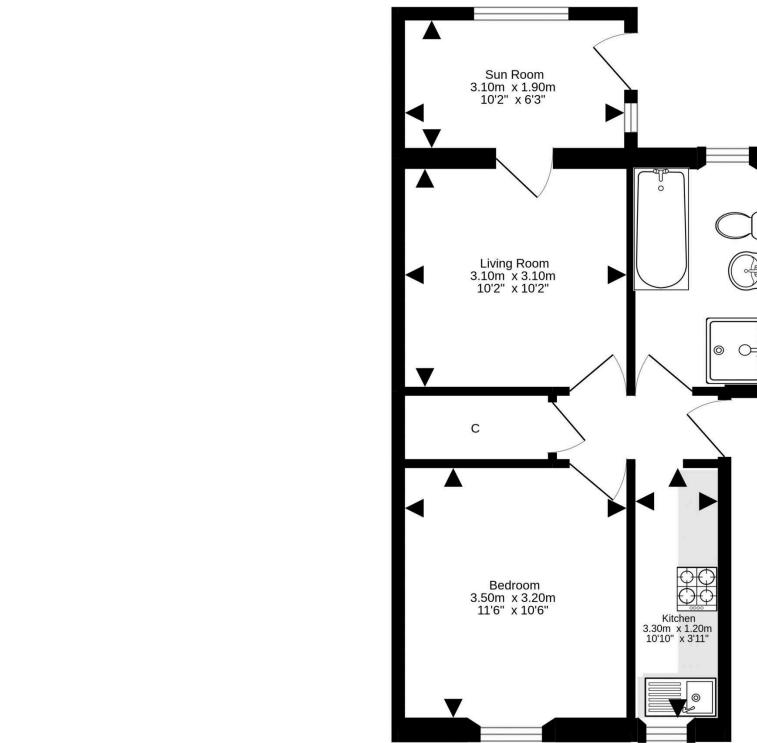
## Location

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.

## Price & Viewing

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

## EPC Band - C



For details of the total internal floor areas, 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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Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

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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