



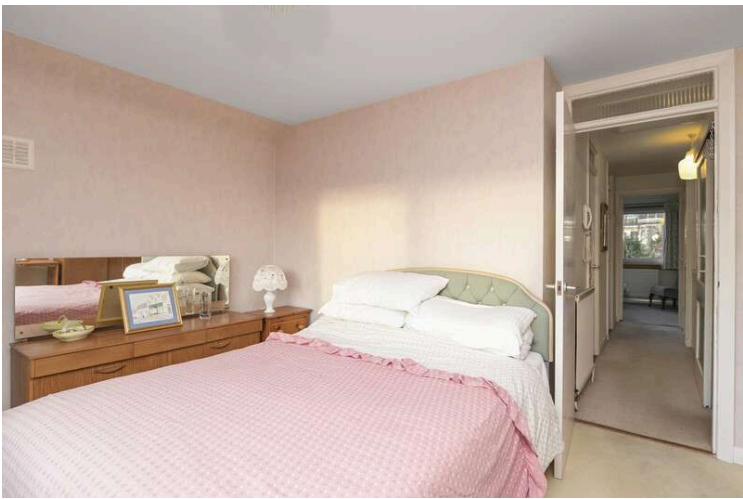
107 Carlops Road, Penicuik, Midlothian, EH26 9HU

www.mcdougallmcqueen.co.uk



Another wonderful opportunity for those with young families and professional couples. McDougall McQueen are delighted to present to the market this rarely available linked detached villa providing three-bedrooms, set in a popular and much sought-after residential estate in the lovely Midlothian town of Penicuik. Conveniently located and within walking distance of all local schooling and amenities, it is thought this bright and spacious property will make the perfect family home. The accommodation is offered in clean condition throughout having been well maintained by its current owner, it has lovely private garden grounds to the front and rear with a driveway providing off-street parking and access at the rear to an attached garage which has both light and power.

- Superb sought-after residential location
- Rarely available linked detached property
- Entrance vestibule with garage access
- WC
- Spacious living and dining room with large front facing picture window, lovely views to the front, electric fire and surround
- Fitted kitchen with a range of base and wall units, electric cooker and remaining free-standing white goods
- Rear porch
- Upper hallway with loft access and airing store cupboard
- Main bedroom with front facing window
- Bedroom two with window to the rear
- Bedroom three with side facing window
- Family bathroom with three-piece white suite with electric power shower over the bath
- Gas central heating + Double glazing
- Private garden grounds to the front and the rear which are ideal for outside entertaining
- Driveway with parking to the rear
- Garage with light and power



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.

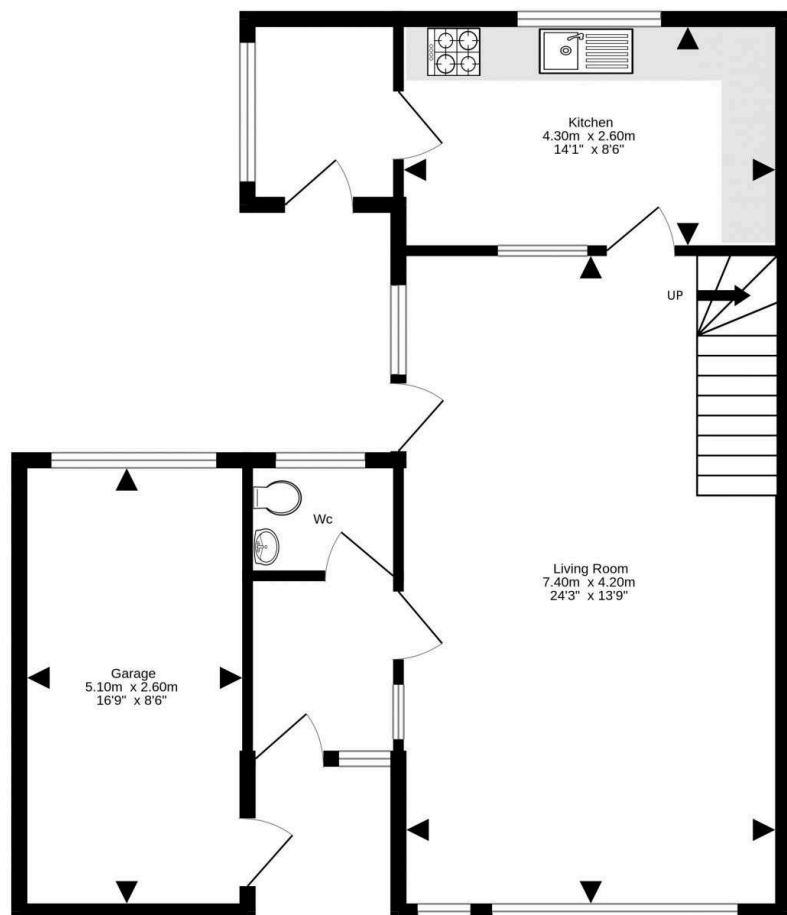
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, cooker and all remaining white goods. No warranty applies to any integrated or free-standing white goods and these items are deemed to be sold as seen. Other items may be included by negotiation.

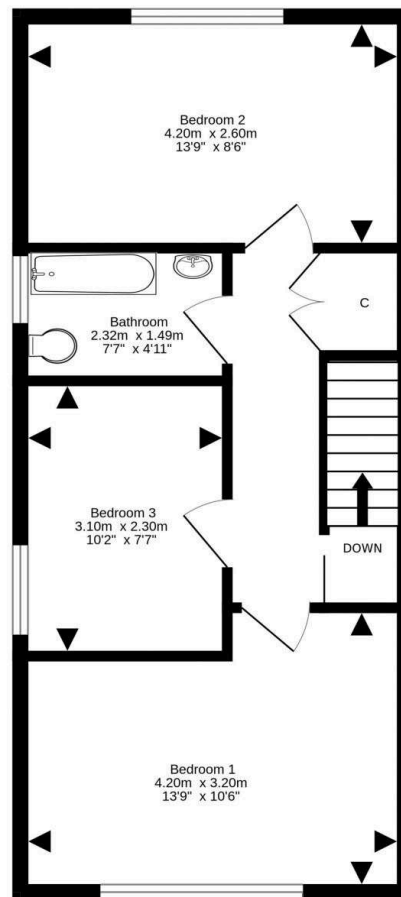
Price & Viewing

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

EPC Band - E



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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