



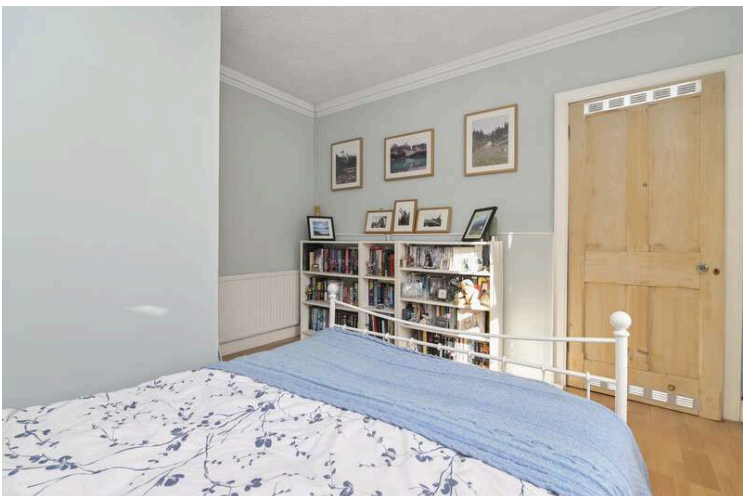
17a, The Square, Penicuik, Midlothian, EH26 8LH

www.mcdougallmcqueen.co.uk



This gorgeous property is one not to be missed. Superb opportunity for first time buyers and professional couples, this two-bedroom flat offers character, bright and spacious accommodation on first floor level. We at McDougall McQueen are delighted to offer this Grade 2 listed property to the market, 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. The property is offered in excellent order throughout and provides spacious flexible accommodation with communal garden grounds and ample on-street parking. Viewing is by appointment only but please be quick as we are sure this lovely property will be popular.

- Communal entrance serving only three flats
- Hallway with roof window and loft hatch access
- Open plan living room and kitchen with under window storage, ornate feature fire place and hearth, small store cupboard and shelved display storage, kitchen area with a range of units with solid wood worktops, gas hob, oven, extractor and free-standing white goods
- Main double bedroom with built in shelved storage and triple mirrored wardrobes
- Small inner hall
- Double bedroom two with store cupboard
- Family bathroom with three-piece white suite with electric shower over the bath, shower screen, wc and sink
- Gas central heating
- Mixture of sash and case single and double glazing
- Communal garden grounds
- Coal shed/store
- Ample on-street parking
- Viewing essential



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.

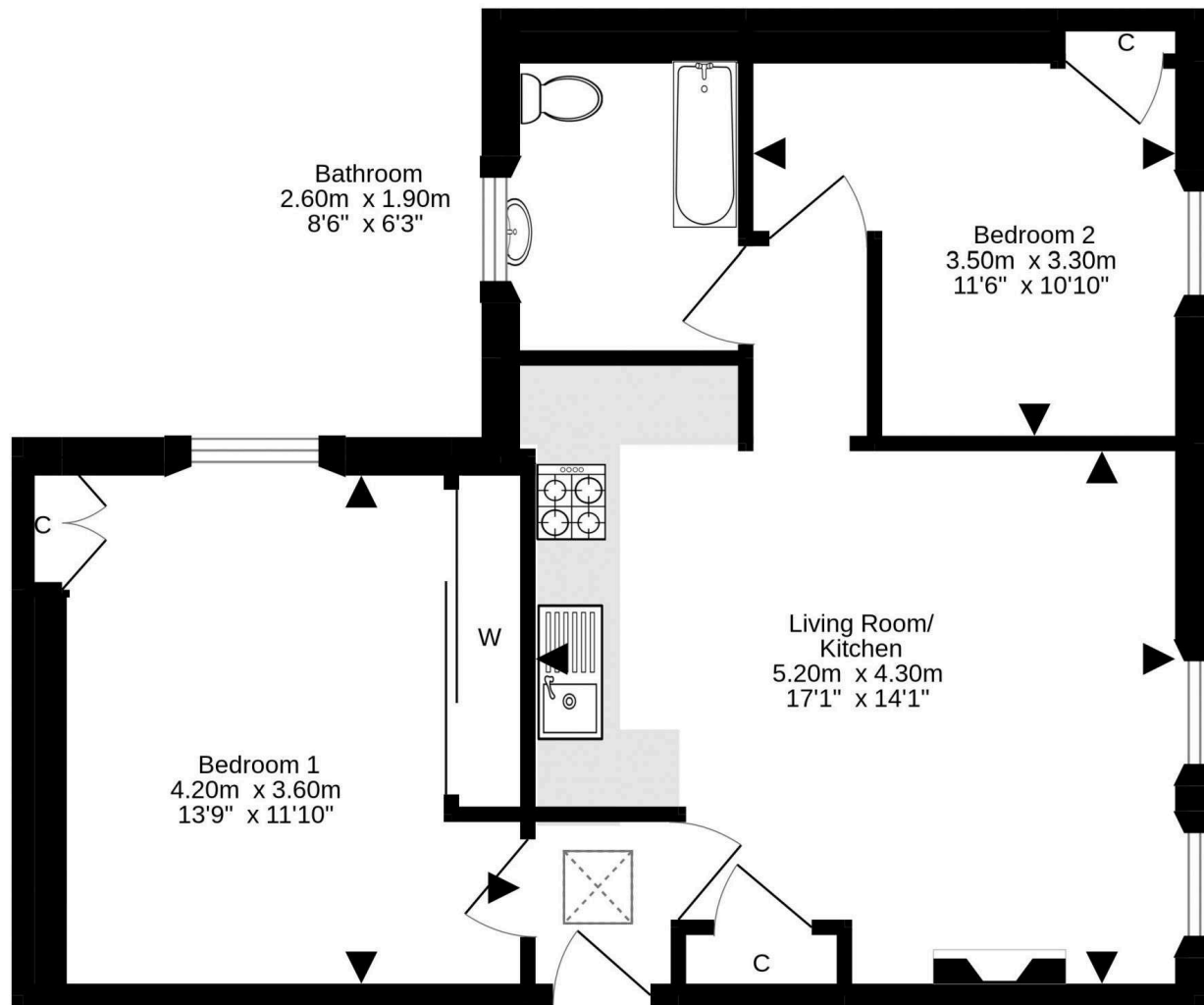
Extras

All floor coverings, light fittings, blinds where fitted, integrated appliances and remaining white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items of furniture may be included by negotiation.

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 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.
 Made with Metropix ©2022



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

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

