

58 Kirkhill Road, Penicuik, Midlothian, EH26 8JD

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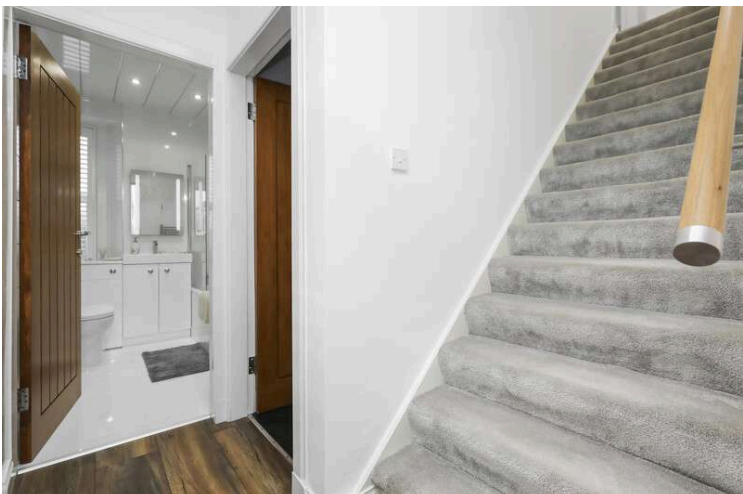




Very rare opportunity to purchase a beautifully presented cottage. McDougall McQueen are delighted to present to the market this spacious two-bedroom end terraced cottage, occupying a prime location in a popular residential location in the lovely Midlothian town of Penicuik. Providing spacious accommodation over two levels, conveniently located and within walking distance of all amenities, it is thought this property will make the ideal home for first time buyers, professional couples and for those with young families. The accommodation is offered to the market in turn key condition having been completely upgraded and improved by its current owners. There are private garden grounds to the front and rear, ideal for outside entertaining, whilst parking is currently on street. Early viewing is highly recommended and not to be missed.

- Entrance vestibule
- Hallway
- Spacious living room with front facing window, built-in storage and display unit, and feature ornate style fireplace with living flame gas stove
- Lovely superbly fitted dining kitchen with a range of base and wall units, gas hob, extractor, oven, integrated fridge freezer and additional white goods
- Superb family bathroom with three-piece white suite with

- raindrop shower and shower attachment over the bath, shower screen, wc, sink with vanity unit, and towel radiator
- Upper landing
- Bedroom one with front facing window
- Bedroom two with rear facing window and store cupboard
- Double glazing and gas central heating
- Private garden grounds to the front, side, and rear, providing the ideal space for entertaining and relaxation



## 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

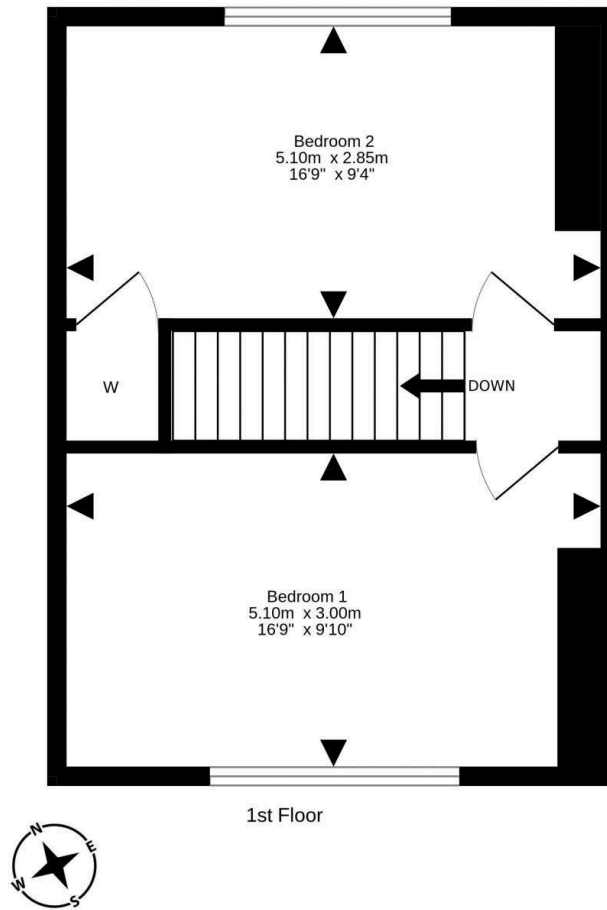
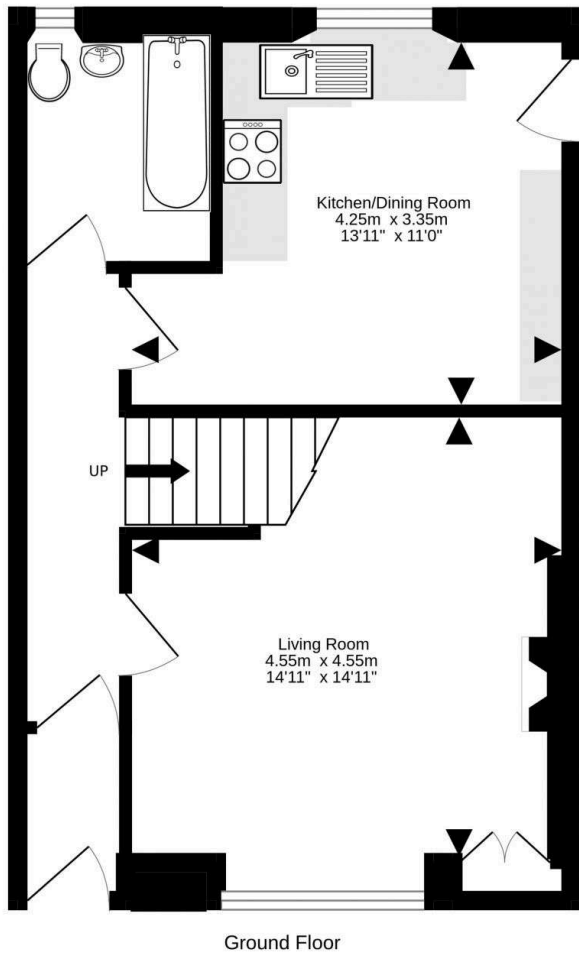
All floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.

## Price & Viewing

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

EPC Band - E





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.

