



2 Hunter's Hill, Penicuik, Midlothian, EH26 9AG

www.mcdougallmcqueen.co.uk



Perfectly placed within the desirable Cornbank area of Penicuik lies this fantastic detached home. Enjoying a wonderful peaceful setting with convenient access to a wealth of amenities including a Tesco and local high street shops, restaurants and bars, local schools and leisure facilities. Woodland walks are plentiful and the city bypass makes this an ideal choice for commuters. The property has great sized accommodation arranged over two floors comprising: welcoming entrance hall, bright open plan lounge/dining room with French doors to the garden, stunning modern kitchen with rear porch, three good sized bedrooms - two of which are generous doubles and family bathroom. Further benefits include: gas central heating, double glazing and ample storage. Externally there are low maintenance private gardens to the front and rear. Off street parking is via the driveway or garage.

- Superb sought-after residential location
- Child safe walkway to the front entrance
- Entrance hall with stairs to the upper level
- Spacious living room with front facing window, electric fire with feature fire surround, and under stair store
- Dining room with French doors to the rear garden
- Lovely fitted kitchen with a range of base and wall units, five ring gas hob, double oven, integrated fridge and integrated freezer
- Rear porch/utility room
- Upper hallway with loft access, store cupboard and window to the side
- Main bedroom with rear facing window
- Bedroom two with window to the front
- Bedroom three with over stair store cupboard and front facing window
- Family bathroom with three-piece suite, electric power shower over the bath and shower screen
- Gas central heating + Double glazing
- Cavity wall and loft insulation
- Superb private garden grounds to the front and the rear which are ideal for outside entertaining
- Driveway with parking to the rear
- Detached 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.

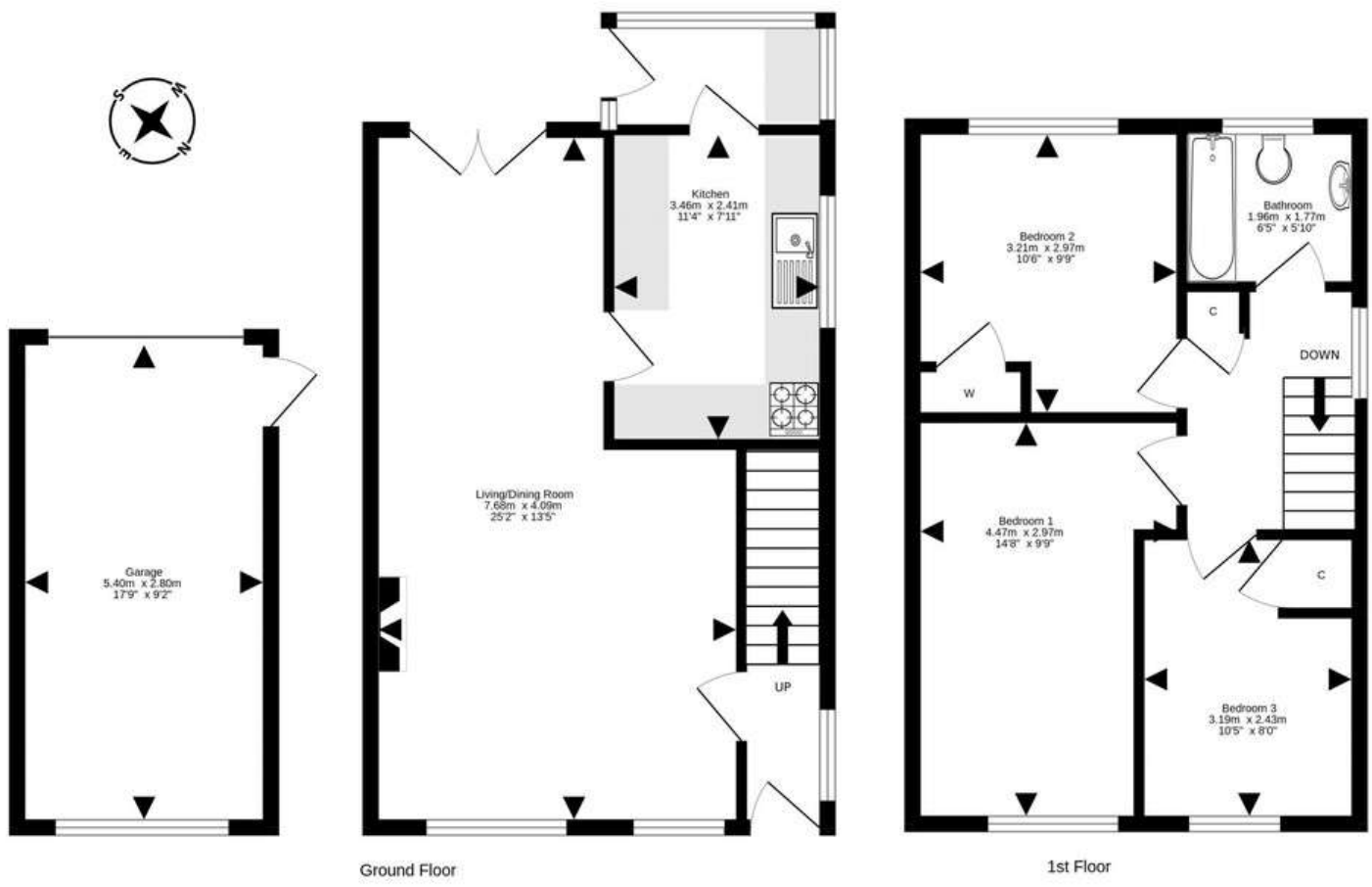
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. 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 - 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.

