



34 Bavelaw Crescent, Penicuik, Midlothian, EH26 9AT

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



Quietly positioned within a popular residential area enjoying a lovely open outlook McDougall McQueen present to the market this well-proportioned three bedroom semi-detached family home arranged over two floors with private gardens to the front and rear along with a single garage. The property offers bright and spacious accommodation. The property is ideally located in the popular Midlothian town of Penicuik close to many local amenities and schooling. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Entrance vestibule
- Downstairs cloaks comprising WC, and wash hand basin
- Front facing Livingroom with double doors accessing the dining room
- Kitchen well equipped with a range of wall and base units along with integrated appliances
- Pleasant dining room giving direct access to the rear garden
- Staircase to upper level, shelved cupboard, and hatch to attic via a pull down Ramsay ladder
- Double bedroom with built in wardrobe storage, front facing boasting a beautiful open outlook
- Rear facing double bedroom with a useful storage cupboard, rear facing looking on to the rear garden
- Third bedroom front facing with a useful storage cupboard
- Bathroom presented as a shower room comprising WC, wash hand basin and walk in shower unit
- Gas central heating and double glazing
- Single garage
- Gardens to the front and rear



## Location

Penicuik is a highly sought-after Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is skiing at Hillend. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city bypass, motorway network and a frequent bus service operates throughout the town and to other areas.

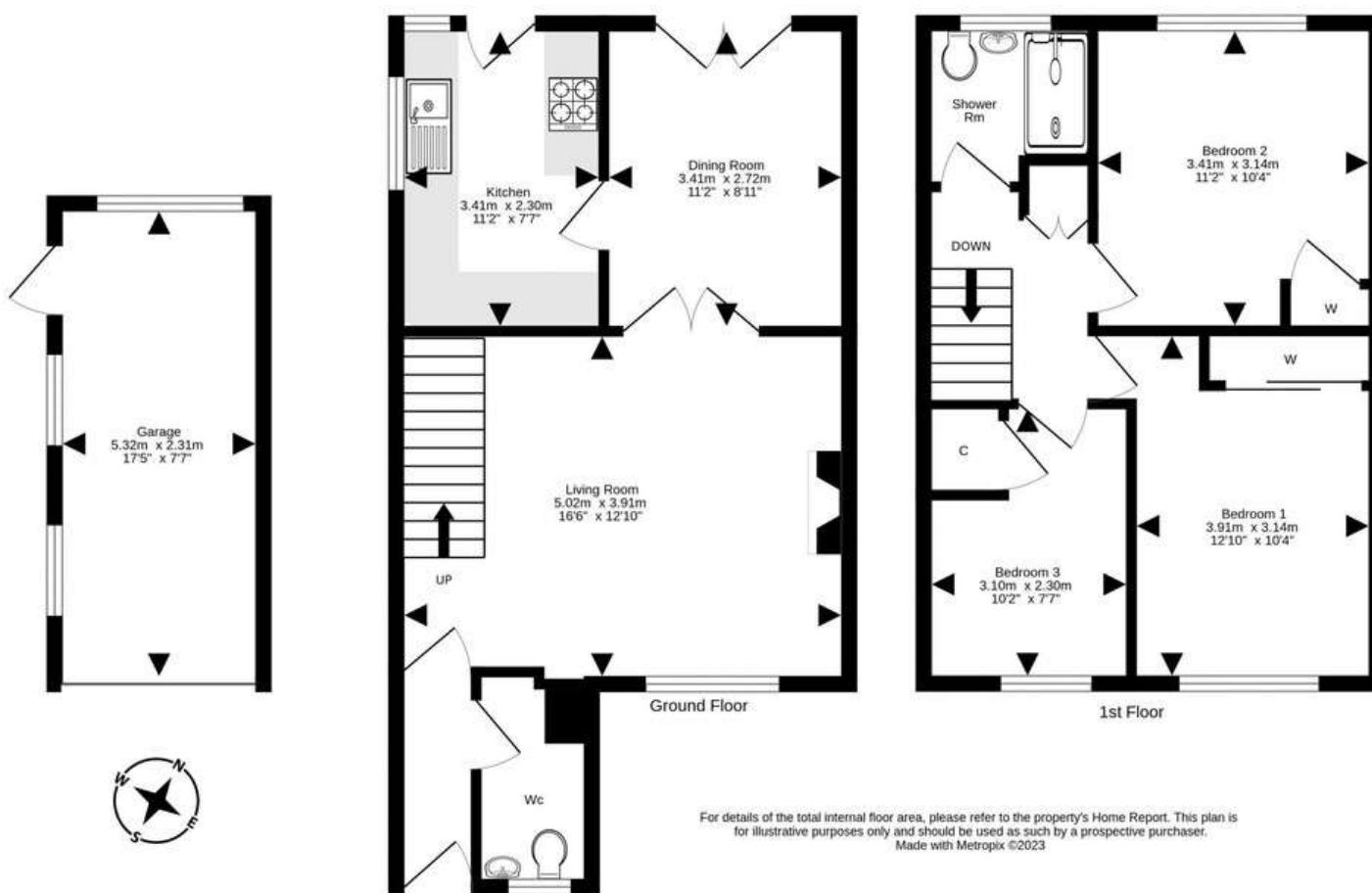
## Extras

All floor coverings, all light fittings and shades, all blinds, curtain poles, wall light in lounge, all integrated white goods, fridge, dishwasher, hob, oven, extractor fan and washing machine

## Price & Viewing

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

## EPC Band - C



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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