



66 Woodside Drive, Penicuik, Midlothian, EH26 8BG

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Lovely family home brought to the market by McDougall McQueen. We are delighted to present to the market this spacious three-bedroom terraced house in the bustling Midlothian town of Penicuik, conveniently located and close to all amenities including schooling. The property is offered for sale in good clean condition throughout having been improved and maintained throughout by its owners. It will make a superb purchase for first time buyers and families alike with a Monoblock driveway to the front and private garden grounds to the rear.

- Very popular residential location
- Superb family home or first-time purchase
- Entrance vestibule
- Inner hall with stairs to the upper level and under stair store which has light and power
- Second front door entrance providing direct hallway access to the rear garden and kitchen
- Living room with electric fire and surround, French doors to the conservatory
- Conservatory with light and power
- Fitted kitchen with windows to the front and rear, a range of base and wall units with gas hob, double oven, extractor, integrated dishwasher, and integrated fridge
- Shower room with shower cubicle featuring body jets, raindrop shower and shower attachment. WC, sink with vanity unit, and designer radiator
- Upper hallway with loft access
- Bedroom one with rear facing window and built-in storage
- Bedroom two with window to the rear and built-in storage
- Bedroom three with front facing window and built-in storage
- Gas central heating and double glazing
- Gated Monoblock driveway to the front and rear garden grounds



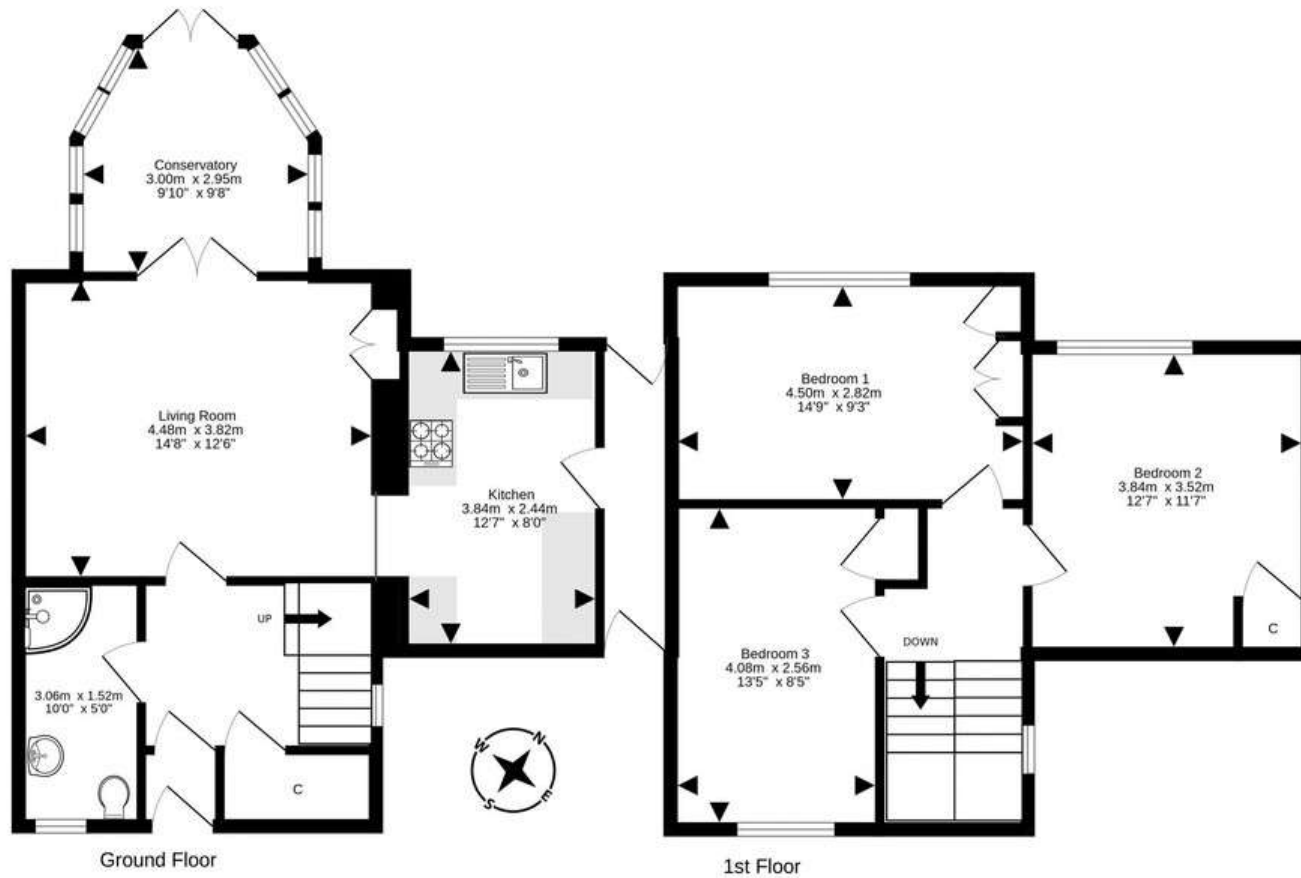
Location

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several 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 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. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including furniture and remaining white goods may be available by negotiation.

EPC Band - D



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.

