

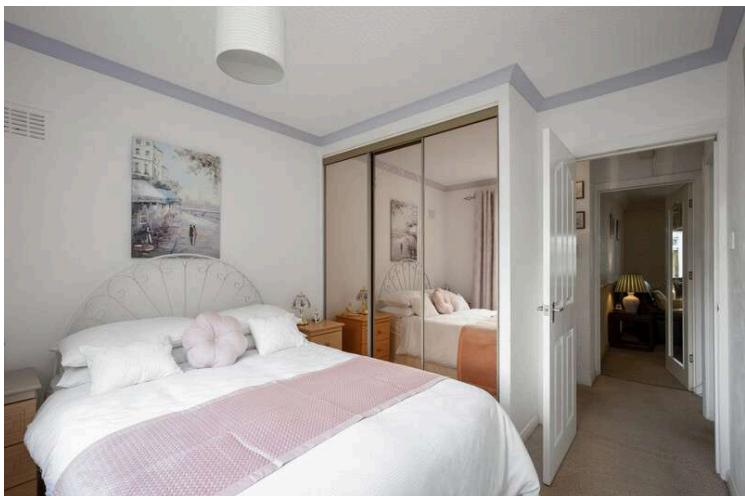


33 Craigiefield Crescent, Penicuik, Midlothian, EH26 9EQ [www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Very rare opportunity for this property type in this much sought after residential area, so be very quick. McDougall McQueen are delighted to present to the market this spacious two-bedroom detached bungalow in the bustling Midlothian town of Penicuik, conveniently located and in a prime location this property is close to all the amenities Penicuik has to offer. The property is offered for sale in good clean condition throughout having been well maintained throughout the years. Superb purchase for those looking for a bungalow and for ground floor living. There are private garden grounds providing the ideal space for outside entertaining, a driveway provides off-street parking for around four cars and allows access to a detached garage which has both light and power.

- Much sought after private residential location
- Rarely available property type in this street
- Spacious ground floor living accommodation
- Entrance hallway with loft access (part floored with ladder access)
- Spacious living room with living flame gas fire (no warranty)
- Dining room with patio doors to the conservatory
- Dwarf wall conservatory with heating and power
- Fitted breakfasting kitchen with a range of base and wall units, electric hob, oven and remaining white goods
- Bedroom one with built-in wardrobes and a window to the front
- Bedroom two with window to the front and built-in mirrored wardrobes
- Lovely family shower room with double shower base, wc and sink with built-in vanity unit
- Gas central heating and double glazing
- Private front and south facing rear gardens making the ideal space for outside entertaining
- Monoblock driveway with parking for around four cars
- Detached garage with both light and power



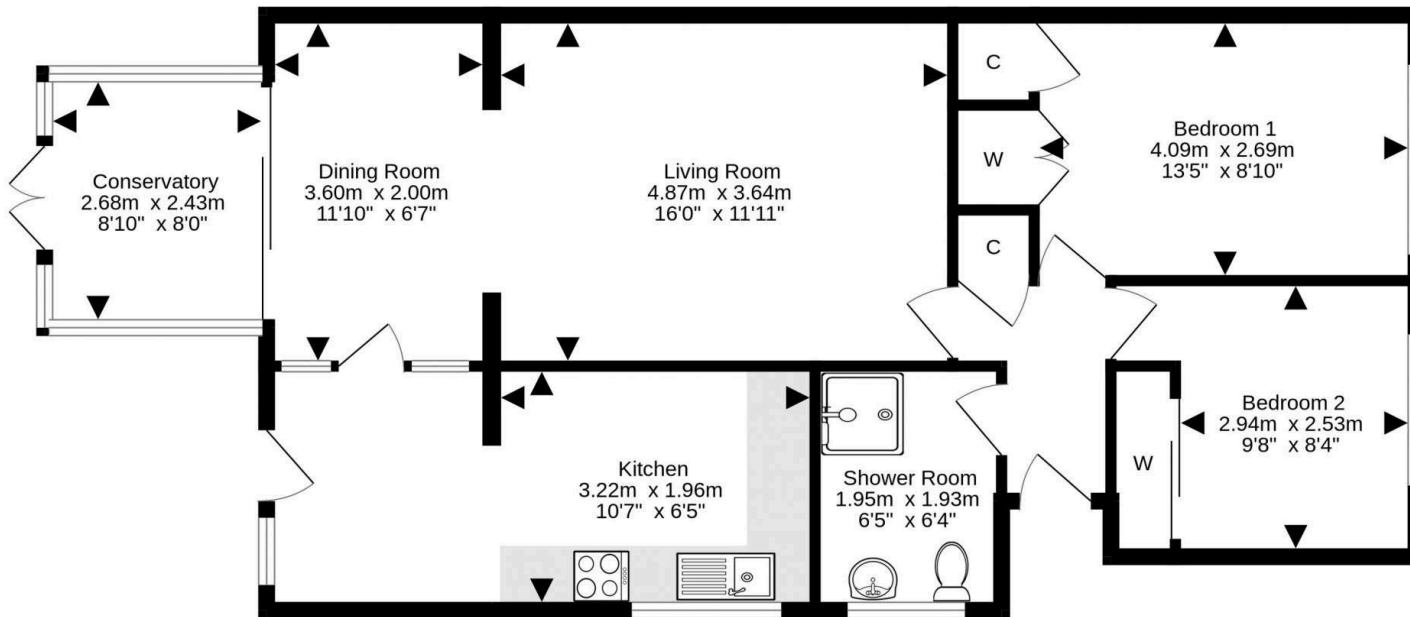
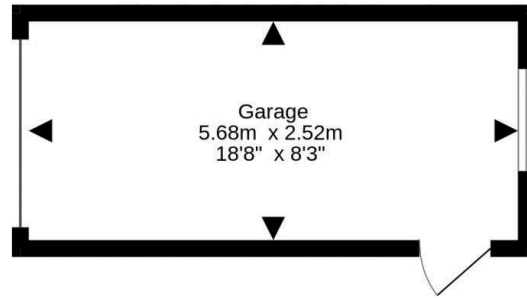
## Location

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, oven, hob, fridge freezer and garden shed. 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.

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 ©2023



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546  
 Bruntisfield Office: 103-105 Bruntisfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://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.

