



5 Muirhead Place, Penicuik, Midlothian, EH26 0LE

www.mcdougallmcqueen.co.uk



Superb opportunity to own a detached home. Ideal for families and professional couples, McDougall McQueen are delighted to present to the market this three-bedroom detached house set in an established sought after residential estate on the outskirts of the bustling Midlothian town of Penicuik, conveniently located close to both primary and secondary schooling. The property is offered for sale in good clean condition throughout having been well maintained by its current owners throughout the years. The property benefits from double glazing, gas central heating, garden grounds to the front and rear with a long driveway to side providing access to a detached garage. Viewing is by appointment only so an appointment to view should be made at your earliest convenience.

- Superb detached family home
- Hallway with under stair storage
- Spacious living with front facing window, gas fire and fire surround
- Dining room with rear facing window
- Fitted kitchen with a range of base and wall units with oven, electric hob, extractor, and white goods
- Rear porch with storage and garden access
- Upper hallway with window to the side, loft access, and store cupboard
- Bedroom one with front facing window and built-in storage
- Bedroom two with window to the rear and built-in storage
- Bedroom three with window to the front and over-stair storage
- Family bathroom with three-piece white suite with electric shower
- Gas central heating, double glazing, and alarm system
- Private front and rear gardens which are ideal for outside entertaining
- Driveway providing parking for several cars and access to a detached garage



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.

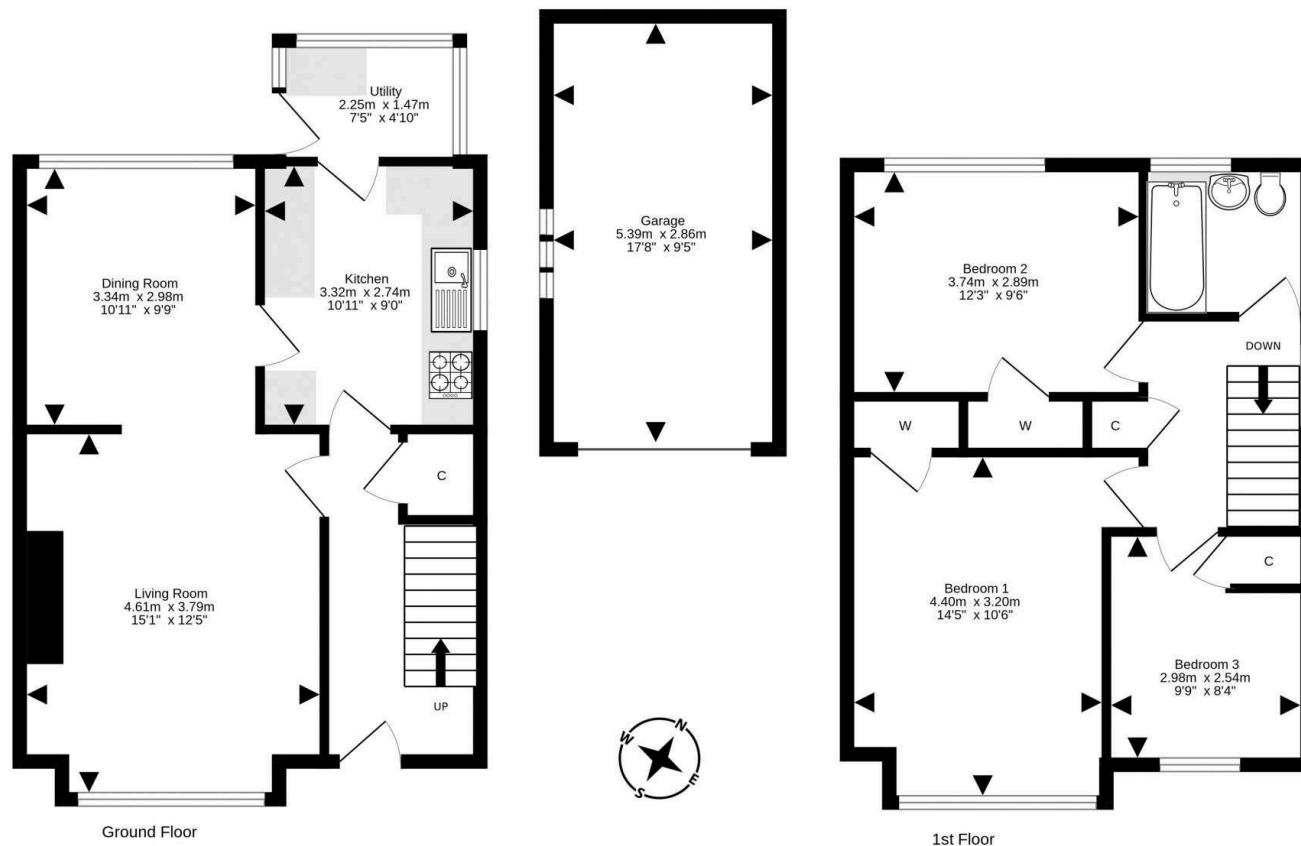
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, oven, hob, and extractor. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including free-standing white goods may be available 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.
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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.

