



3C, Croft Street, Penicuik, Midlothian, EH26 9DH

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



Great first-time purchase. We at McDougall McQueen are delighted to present to the market this lovely bright and spacious two-bedroom first floor flat. Set in a popular residential area in a quiet yet central location in the lovely Midlothian town of Penicuik, conveniently located within a stone's throw of the town centre, it is thought this property will make the ideal first-time purchase or downsize opportunity. The property is offered in good clean order throughout and provides spacious flexible accommodation with garden grounds to the rear and ample on-street parking. Viewing is by appointment only.

- Entrance vestibule
- Hallway with storage
- Living room with twin front facing windows, electric and feature surround
- Well fitted kitchen with twin windows to the rear, a range of base and wall units, double oven, ceramic hob, extractor, with integrated appliances including a fridge, freezer and dishwasher
- Double bedroom with front facing windows and walk-in storage
- Bedroom two with rear facing windows and built-in storage
- Family shower room with shower, wc, sink and towel radiator
- Gas central heating and double glazing
- Rear garden grounds and ample on-street parking



## 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.

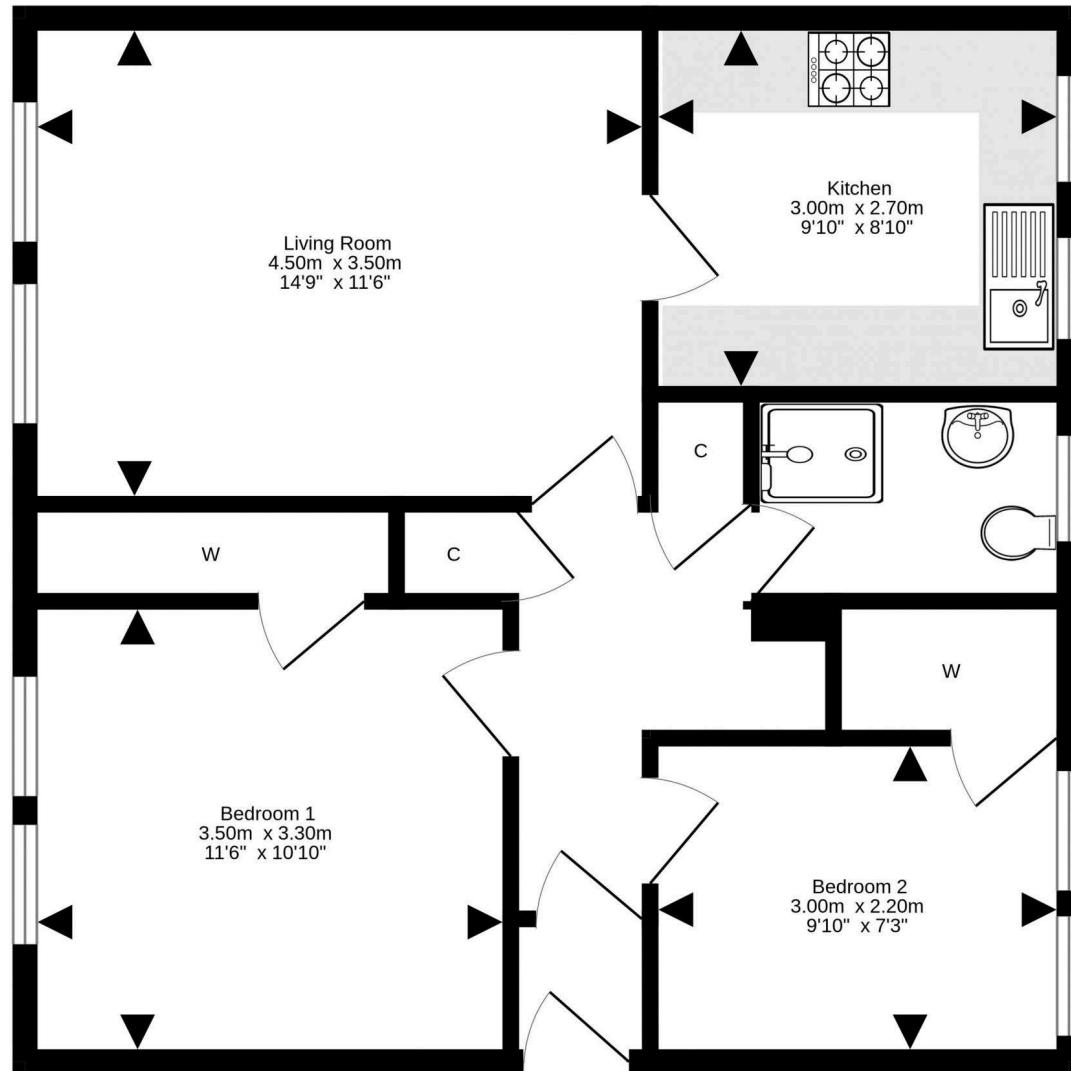
## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances and remaining white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen.

## 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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