



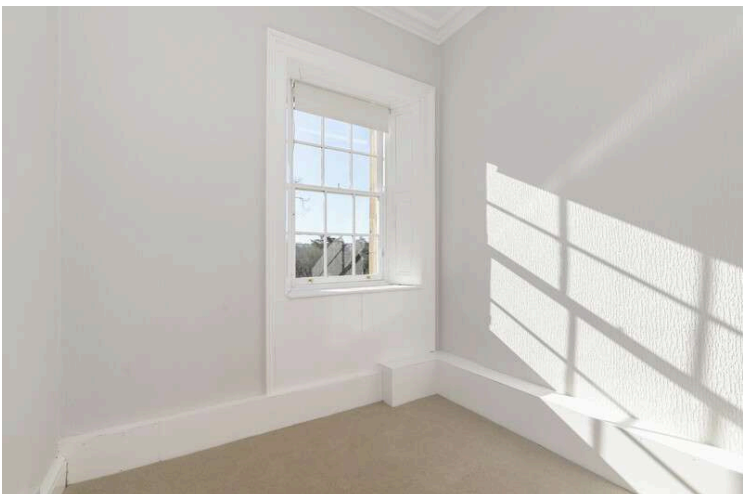
21A, High Street, Penicuik, Midlothian, EH26 8HS

www.mcdougallmcqueen.co.uk



Rarely available this bright and spacious three bedroom late Victorian listed double upper flat offers excellent modern day living boasting traditional period features to include sash and case windows with working shutters along with a beautiful staircase. The property is ideally located in the centre of the popular Midlothian town of Penicuik close to many local amenities, schooling, and quick transport links. A must on your viewing list, we would recommend an early viewing.

- Reception hallway, storage cupboard housing the meters.
- Staircase to first level.
- Handsome living room with front facing windows complimented by working shutters, corniced ceiling, open shelved press, wonderful views to the Pentland Hills.
- Dining kitchen equipped with a range of wall and base units, with all white goods included.
- Front facing double bedroom with ample space for free standing furniture.
- Rear facing double bedroom with a beautiful open outlook.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Upper landing with useful storage cupboard.
- Front facing double bedroom located on the upper level with lovely views.
- Box room or large storage area.
- Sash and case windows.
- Gas central heating.



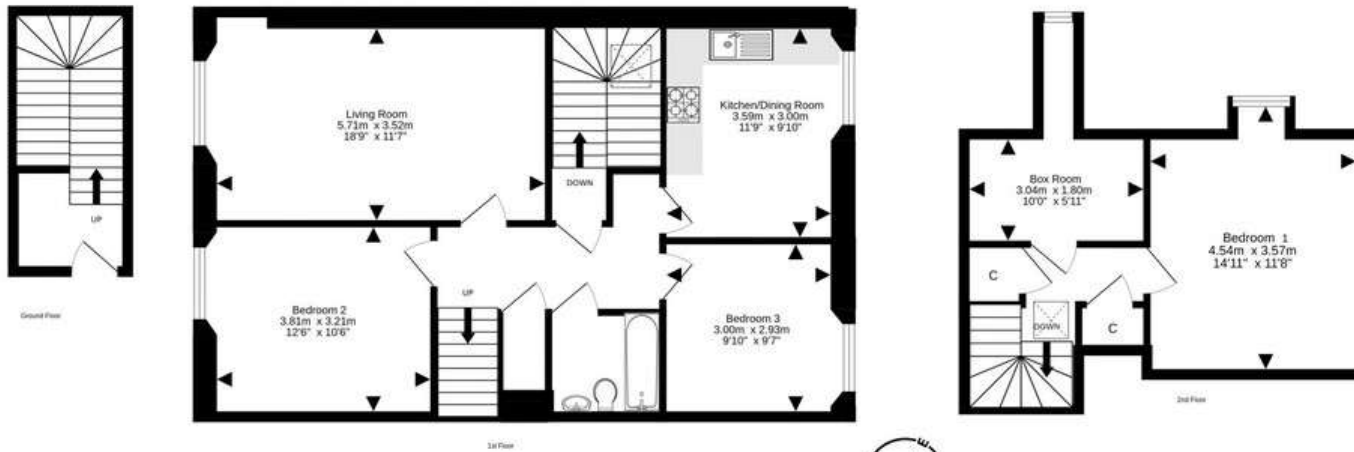
Location

Penicuik lies about nine miles south of Edinburgh and about five miles from the city by-pass. It is a popular and attractive place to live with good primary and secondary schooling, a wide range of convenience shopping, including a large branch of Tesco and a variety of recreational facilities. The wonderful open spaces of the Pentland Hills are within easy reach, as is the Winter Sports Centre at Hillend. There are several golf courses to choose from and the Community Centre boasts a competition standard swimming pool, a library and leisure centre. A little further afield, the Straiton Retail Park plays host to the majority of High Street stores including Next, Boots and Marks & Spencer, to name but a few. Here, there is also a 24 hour Asda, a Costco and Ikea. Regular bus services run to and from the city centre.

Price & Viewing

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

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.

