



9 Assynt Bank, Penicuik, Midlothian, EH26 8JN

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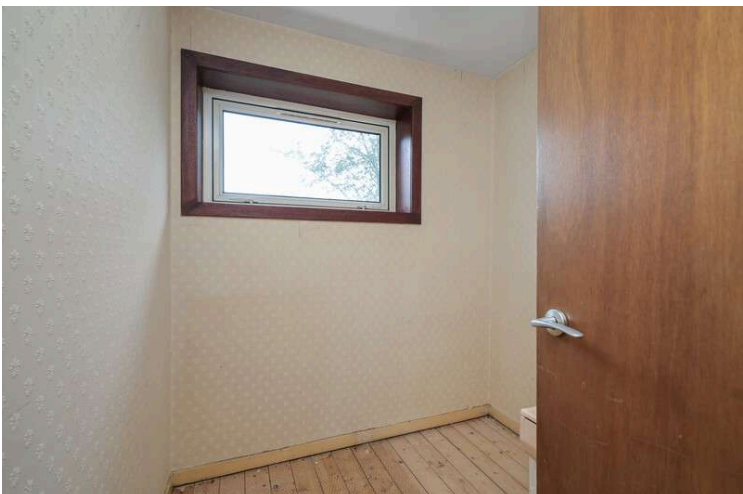


Another great family home brought to the market by McDougall McQueen. We are delighted to present to the market this spacious two-bedroom plus box room end-terraced house in the bustling Midlothian town of Penicuik, conveniently located and close to all amenities including schooling. The property does now require some modernisation but offers excellent value and potential. It will make a superb purchase for first time buyers and families alike with private garden grounds to the front and rear, child safe path entry to the front and ample on-street parking.

- Very popular child safe residential location
- Superb family home or first-time purchase
- Requires upgrading and modernisation
- Hallway with under stair storage and stairs to the upper level
- Living room with window to the front
- Dining room with window to the rear
- Kitchen with window and door to the rear garden, a range of base and wall units
- Upper hallway with loft access

the front

- Bedroom two with window to the rear and built-in storage
- Nursery/box room with front facing window
- Wet/shower room with electric shower, wc and sink
- Gas central heating and double glazing
- Private front and rear gardens offering the ideal space for entertaining and relaxation complete with brick-built storage shed and ramp access to the rear
- Ample unrestricted on-street parking



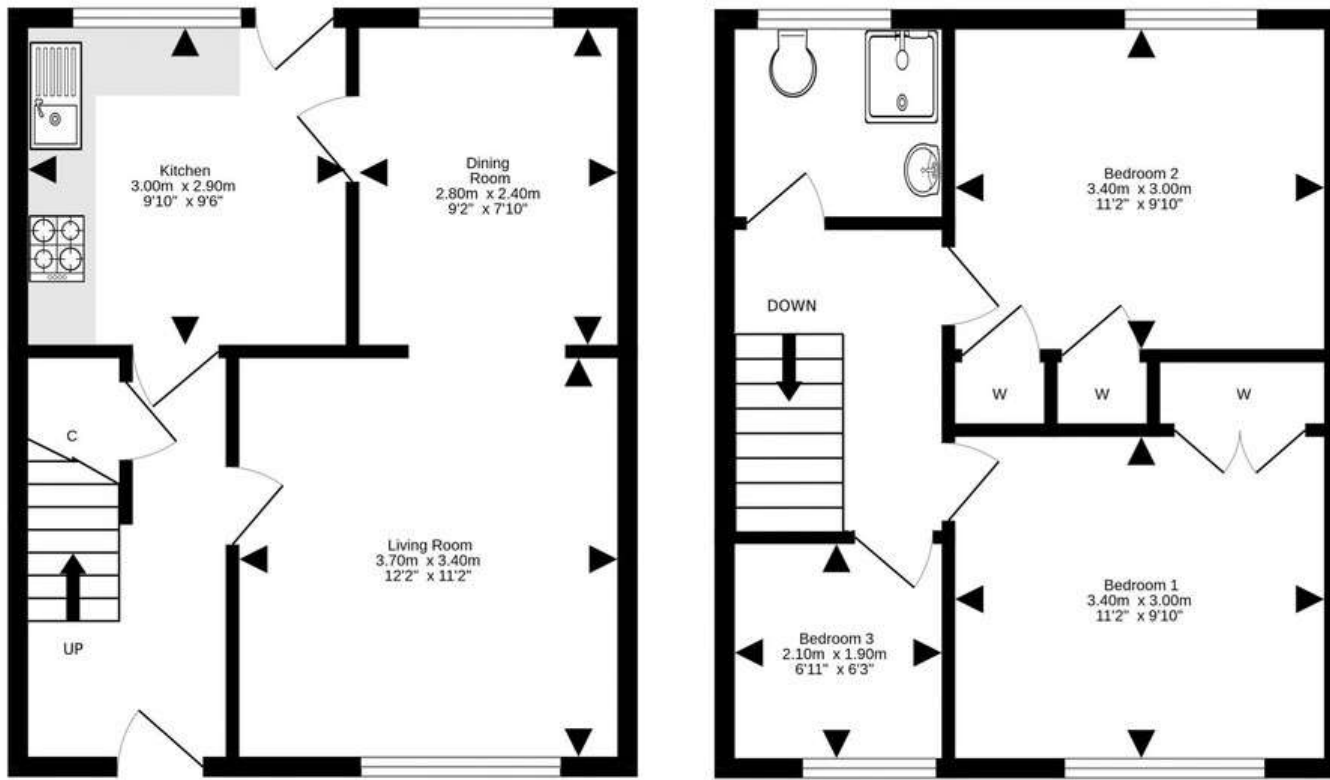
Location

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: Any remaining floor coverings, light fittings, and blinds/curtains where fitted. Any, and all appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

EPC Band - C



Ground Floor

1st Floor



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



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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.

