



43 Dykes Road, Penicuik, Midlothian, EH26 0JD

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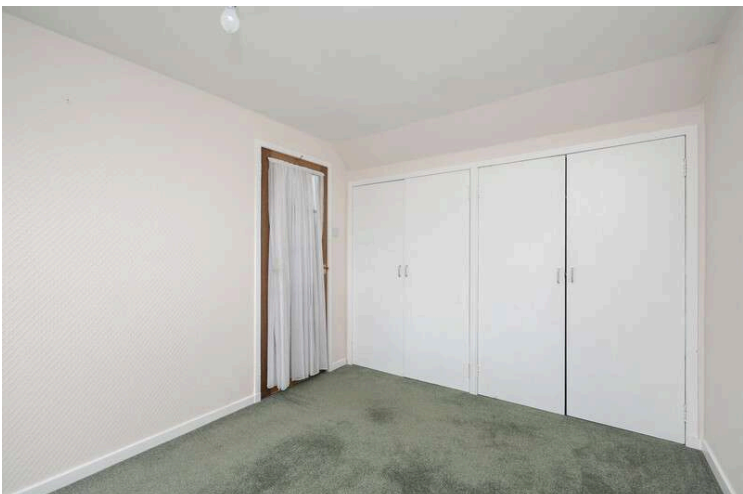


Superb opportunity, rarely available and great value. McDougall McQueen are delighted to present to the market this lovely, spacious, two-bedroom semi-detached house which is offered in good clean condition throughout having been well maintained by its current owner. Set in a popular residential area in the lovely Midlothian town of Penicuik, it is thought this property will make the ideal first-time purchase, or opportunity for those with a young family. There are private garden grounds to the front side and rear providing the ideal space for outside entertaining and relaxation. Viewing is by appointment and should be made at your earliest convenience.

- Entrance hallway with stairs to the upper level, under stair storage and walk-in store cupboard
- Ground floor wet/shower room with electric shower, wc and sink
- Spacious living room with front facing window, electric fire, and fire surround
- Fitted dining kitchen with a range base and wall units, gas cooker, extractor, free-standing white goods, and a handy store cupboard
- Upper hallway landing with rear facing Velux window and

loft access

- Double bedroom one with front facing window, and built-in his and hers wardrobes
- Double bedroom two with front facing window, and built-in his and hers wardrobes
- Gas central heating and double glazing
- Front, side, and rear garden grounds which are ideal for outside entertaining and relaxation
- Viewing essential and should not be missed



## 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

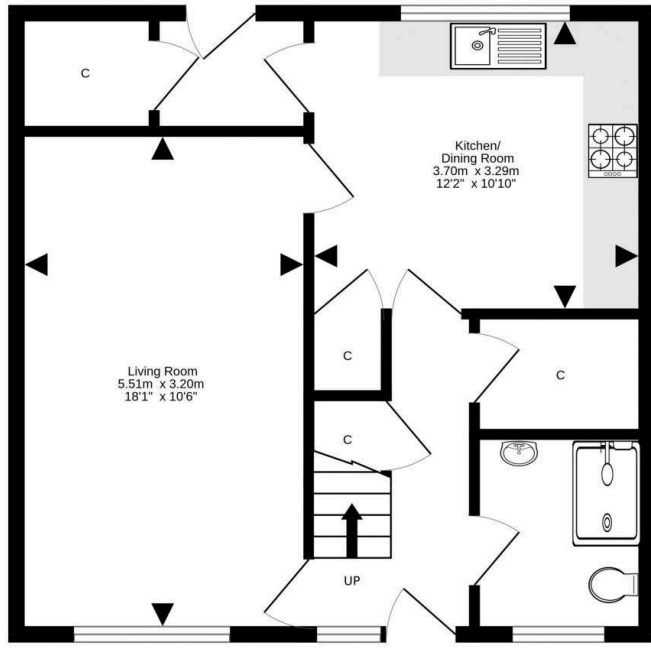
All floor coverings, light fittings, blinds where fitted, gas cooker and extractor. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Free-standing white goods may also be available by negotiation.

## Price & Viewing

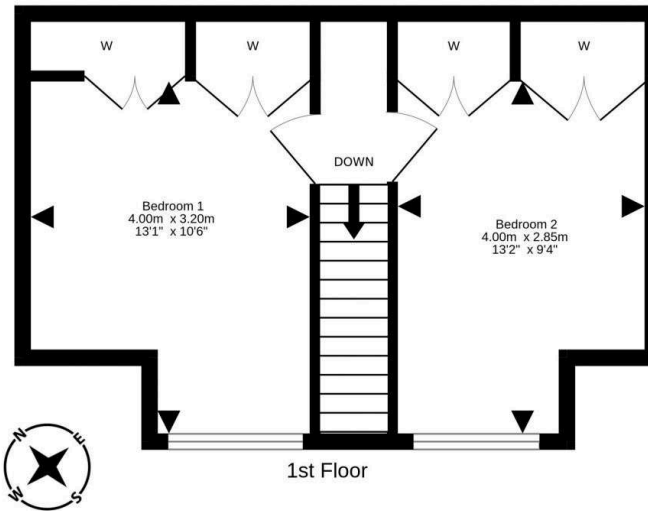
For price and viewing information or further details on this property please contact agent

## EPC Band - D





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.  
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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.

