





Superb opportunity, ideal for families and professional couples, McDougall McQueen are delighted to present to the market this three-bedroom semi-detached house set in an established sought after residential estate in 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, side and rear with a driveway providing access to a detached garage which has light and power.

- Very popular residential location
- Great opportunity for families and professional couples
- Entrance hallway with side window
- Spacious living with front facing window, living flame gas fire with fire surround, and an under-stair store
- Dining room with patio doors to the rear
- Fitted kitchen comprises a range of base and wall units with oven, gas hob, extractor, integrated fridge freezer, washing machine and dishwasher
- Upper hallway with Ramsay ladder loft access (part floored with light), and a store cupboard

- wardrobes, and store cupboard
- Bedroom two with window to the front
- Bedroom three with window to the front and over-stair storage
- Family bathroom with three-piece white suite. Shower over the bath, shower screen, wc and sink with vanity unit
- Gas central heating and double glazing
- Private front, side and rear gardens which are ideal for outside entertaining
- Driveway providing off-street parking and access to a detached garage which has light and power



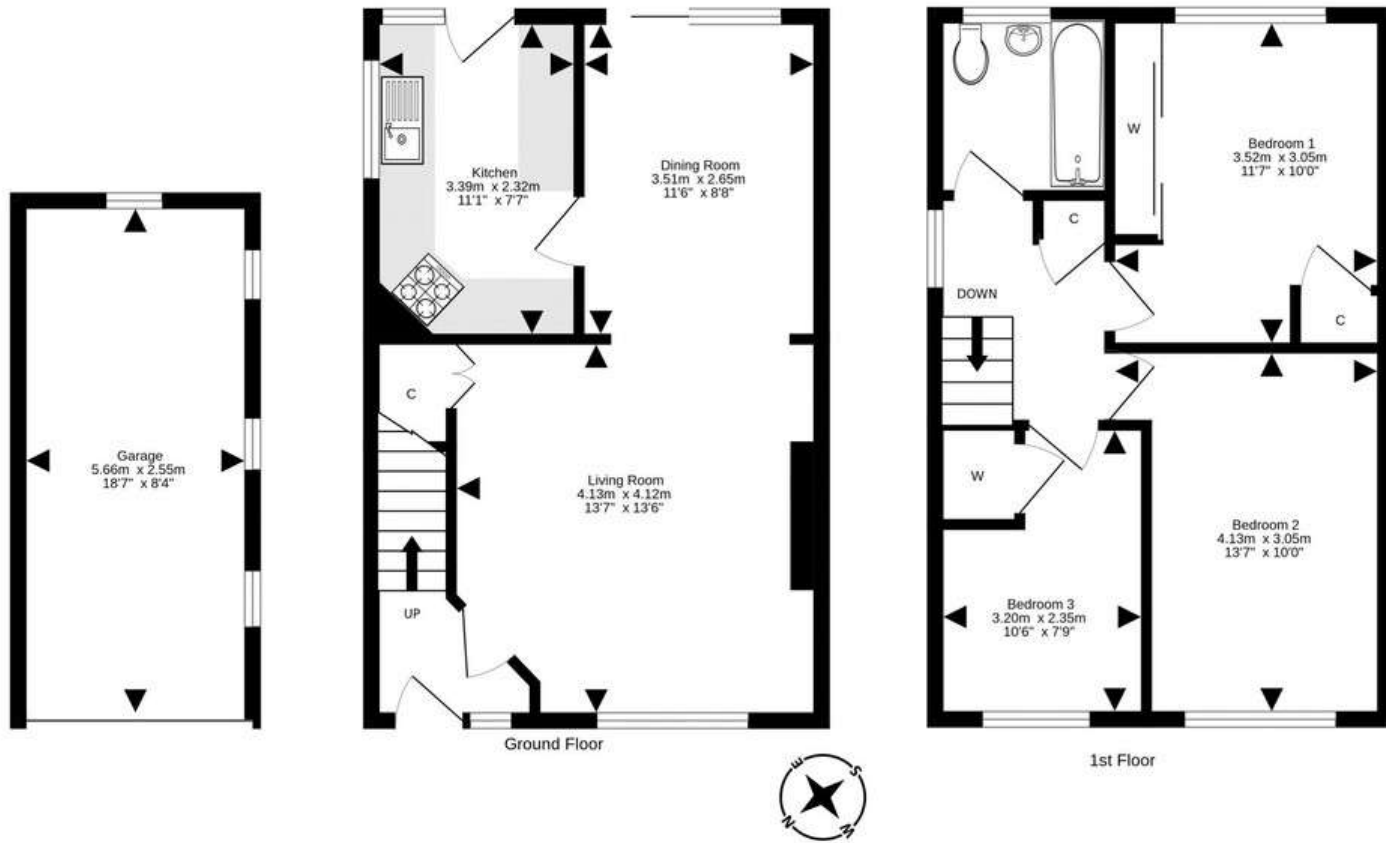
Location

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.

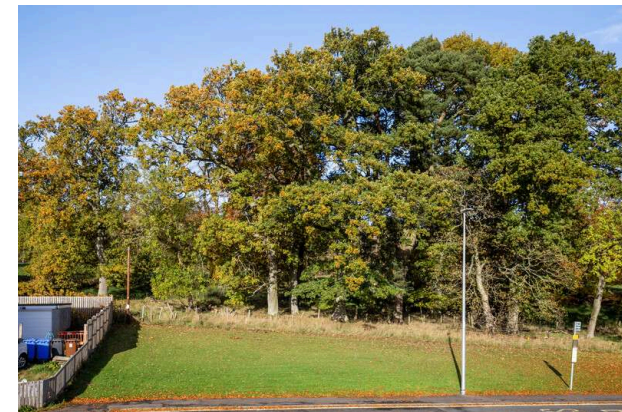
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, oven, hob, extractor, and all integrated appliances. 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.

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.

