



85 Windsor Square, Penicuik, Midlothian, EH26 8ET

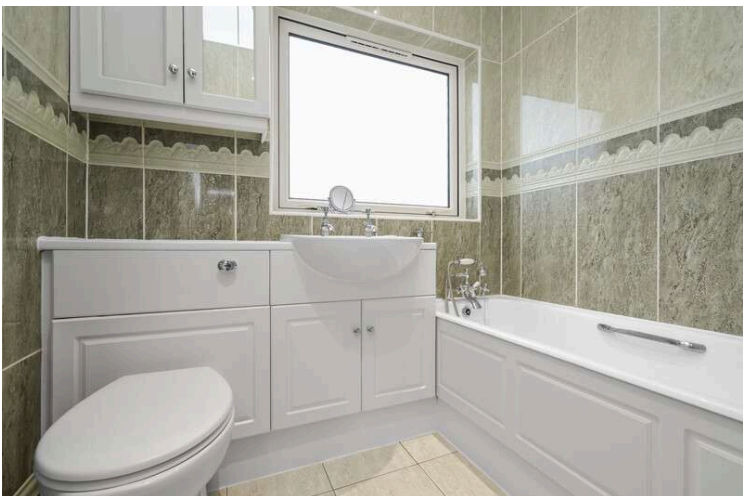
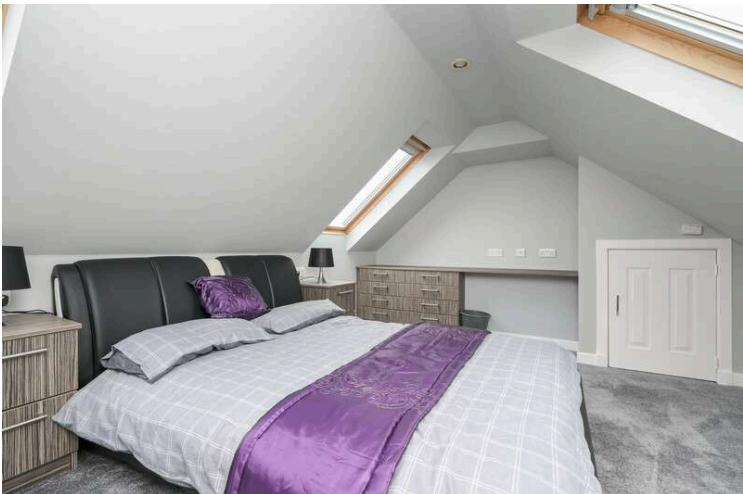
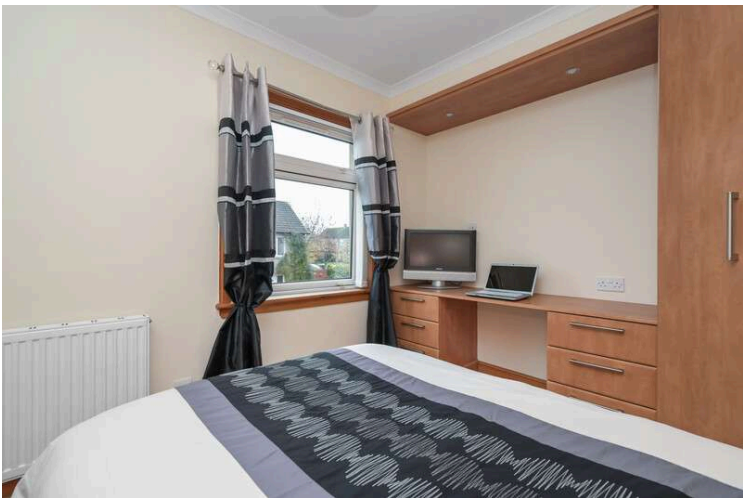
www.mcdougallmcqueen.co.uk



Superb buy, this is a not to be missed opportunity for first-time buyers, professional couples, and families alike. McDougall McQueen are delighted to present to the market this beautifully extended terraced house providing spacious flexible living accommodation over three floors. The property occupies a prime location in a popular residential area, conveniently located within walking distance of all local amenities in the lovely Midlothian town of Penicuik. This lovely property benefits from a driveway to the front, private garden grounds to the rear, double glazing, and gas central heating. It is presented in excellent order throughout and we would advise early viewing to avoid disappointment.

- Hallway with stairs to the upper level and under stair store
- Ground floor WC
- Spacious living room with inset gas fire and front facing window
- Lovely open plan fitted kitchen and dining room with French doors to the rear, a range of base and wall units, breakfast bar, with a superb range of integrated appliances and American style fridge freezer
- Upper hallway with window to the front
- Family bathroom with jacuzzi bath, shower over and shower

- screen, wc and sink with vanity unit
- Double bedroom with rear facing window, fitted wardrobes and bedroom furniture
- Double bedroom with front facing window and fully fitted bedroom furniture
- Top floor landing with store cupboard
- Double bedroom with Velux windows, fitted bedroom furniture and store cupboard
- Gas central heating and double glazing
- Driveway and private garden grounds



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.

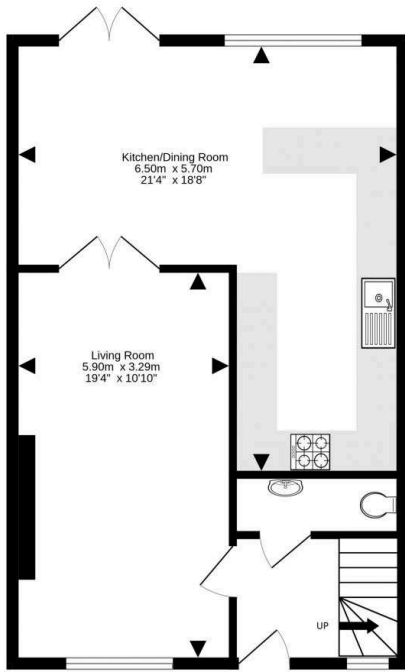
Extras

All floor coverings, light fittings, blinds where fitted, any integrated appliances and remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.

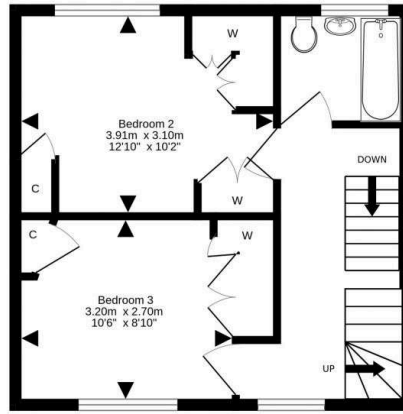
Price & Viewing

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

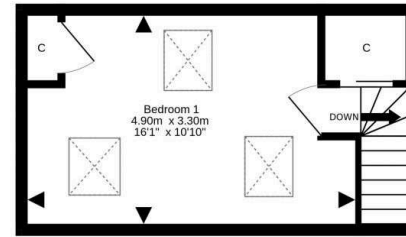
EPC Band - D



Ground Floor



1st Floor



2nd 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.

