



27 Kirkton Bank, Penicuik, Midlothian, EH26 9HY

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McDougall McQueen are delighted to present to the market this lovely bright and spacious three-bedroom semi-detached house set in a popular and much sought-after residential area in the lovely Midlothian town of Penicuik. Conveniently located and within walking distance of all local schooling and amenities, it is thought this property will make the ideal family home. The property is offered in good clean condition throughout having been well maintained by its owner and provides spacious and flexible family accommodation over two levels. There are private garden grounds to the front and rear with parking to the rear. The property is accessed via a path with a child safe grassed area and stunning open countryside views to the front. This ideal family home and its location, are sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Entrance porch
- Spacious living room with stairs to the upper level, under stair storage, window to the front with stunning views, and electric fire and fire surround
- Dining room with patio doors to the rear
- Fitted kitchen with a range of base and wall units, ceramic hob, extractor, double oven, remaining free standing white goods, window to the side and rear garden access
- Upper hallway with window to the side and Ramsey ladder loft access
- Main bedroom with built-in wardrobes and front facing window providing stunning views
- Bedroom two with window to the rear
- Bedroom three with window to the front and over stair storage
- Family bathroom with three-piece suite, shower over the bath and folding shower screen
- Gas central heating (recently replaced boiler), double glazing, and alarm system
- Lovely private garden grounds to the front and rear which are terraced with a patio area and are ideal for outside entertaining
- Detached garage and On-street parking to the rear
- Child safe pathway and grassed area to the front
- Stunning countryside views to the front



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.

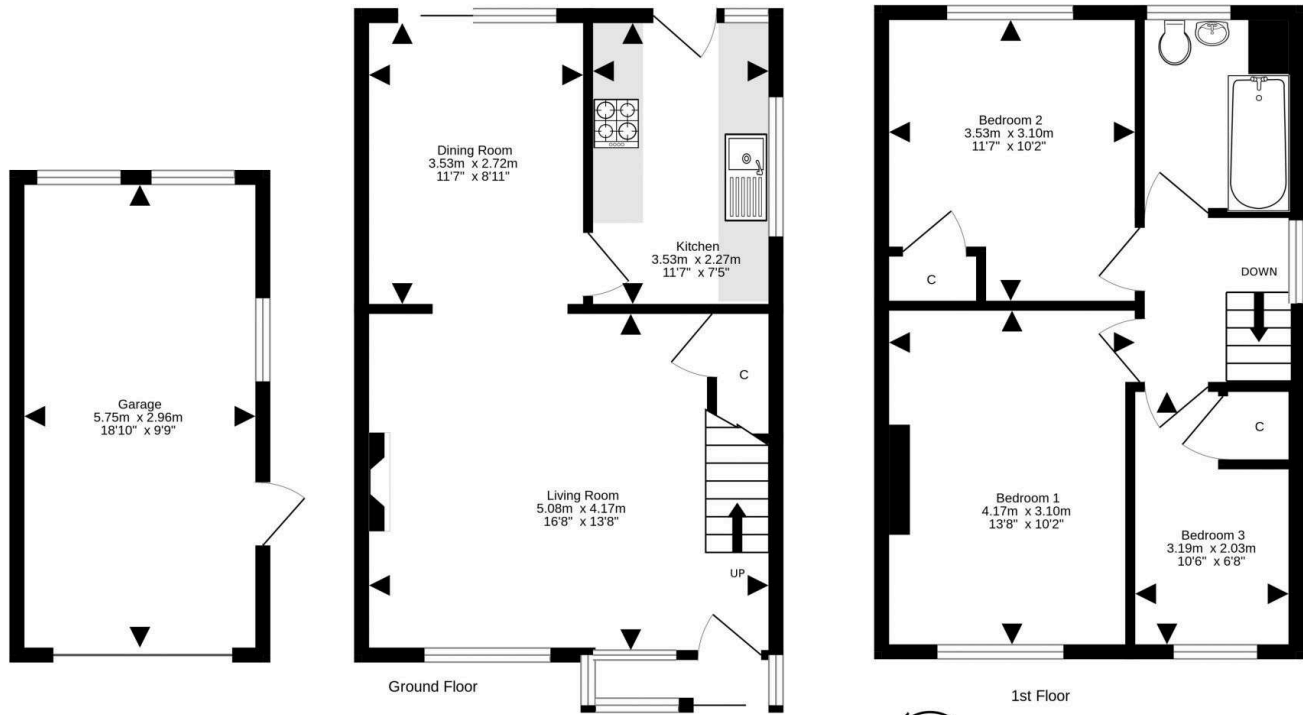
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances and remaining free-standing white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items may be included by negotiation.

Price & Viewing

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

EDC 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. 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.

