



Great first-time purchase. We at McDougall McQueen are delighted to present to the market this lovely surprisingly spacious one-bedroom upper traditionally built flat. Set in a sought-after area in a central location in the lovely Midlothian town of Penicuik, it is conveniently located within a stone's throw of the town centre. It is thought this property will make the ideal first-time purchase or investment opportunity. The property is offered in good clean order throughout and provides spacious accommodation with both communal and private garden grounds to the rear with ample on-street parking. Viewing is by appointment only.

- External staircase to main door entrance
- Entrance vestibule
- Shower room with three-piece suite, shower cubicle with electric shower, wc and sink
- Hallway with store cupboard and loft access via a pull-down ladder
- Living room with twin front facing windows, ornate fireplace, and feature fire surround
- Fitted dining kitchen with a range of base units, ample space for a table and chairs, oven, gas hob, extractor, and the remaining white goods
- Double bedroom with front facing window, built-in wardrobes with overhead storage
- Gas central heating and double glazing
- Rear garden grounds and communal drying green
- On street parking
- Viewing essential

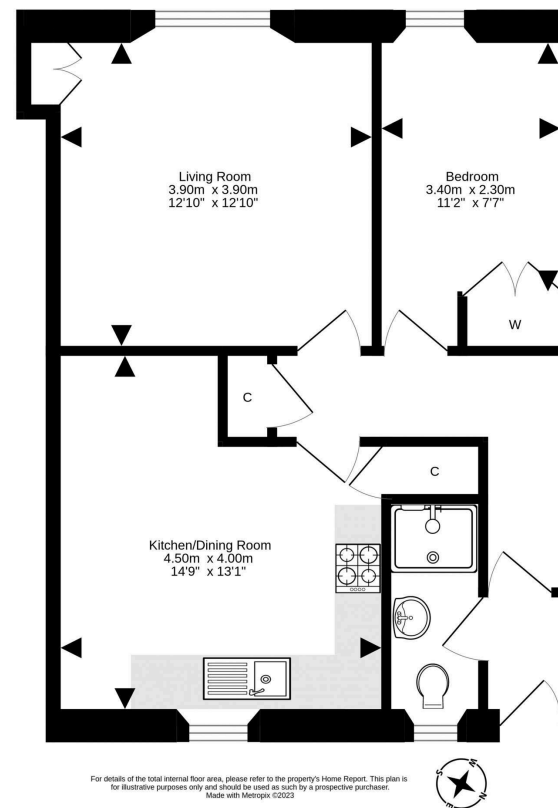
Location

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.

Price & Viewing

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

EPC Band - C



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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.

