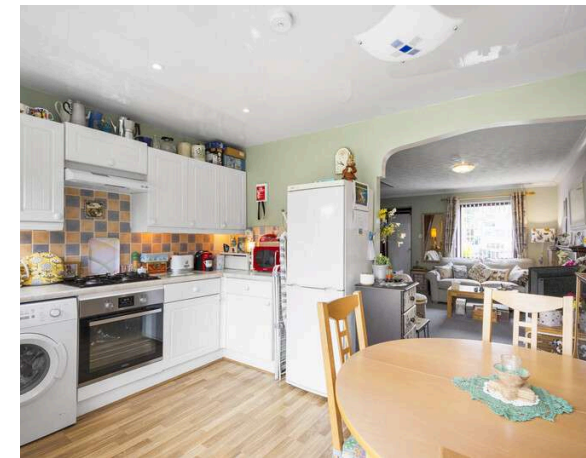




56 Royal Court, Penicuik, Midlothian, EH26 0JH

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)





Looking for that first home, look no further. McDougall McQueen are delighted to present to the market this spacious two-bedroom semi-detached house set in a quiet cul de sac in the bustling Midlothian town of Penicuik, conveniently located and in a prime location this property is close to all the amenities Penicuik has to offer. The property is offered for sale in excellent condition throughout having been well maintained and improved by its current owners. Superb purchase for first-time buyers, professional couples, and those with a young family. There are private garden grounds to the front, side, and rear providing the ideal space for outside entertaining, whilst a driveway provides off-street parking.

- Much sought after residential location
- Entrance porch
- Spacious living room with gas fire and fire surround, stairs to the upper level and front facing window
- Fitted dining kitchen with French doors to the rear, a range of base and wall units, gas hob, oven, extractor, fridge freezer and washing machine, with ample space for a table and chairs
- Upper hallway with store cupboard, and loft ladder access to a part floored loft
- Bedroom one with built-in wardrobes and a window to the front
- Bedroom two with window to the rear and built-in wardrobes
- Lovely family shower room with walk-in shower, overhead raindrop shower and attachment. WC, sink with built-in vanity unit, mirror with built-in light, and wet wall panelling
- Double glazing and gas central heating with recently fitted boiler
- Private front, side and rear gardens, the rear having an open outlook, making the ideal space for outside entertaining
- Driveway providing off-street parking
- Alarm system





## Location

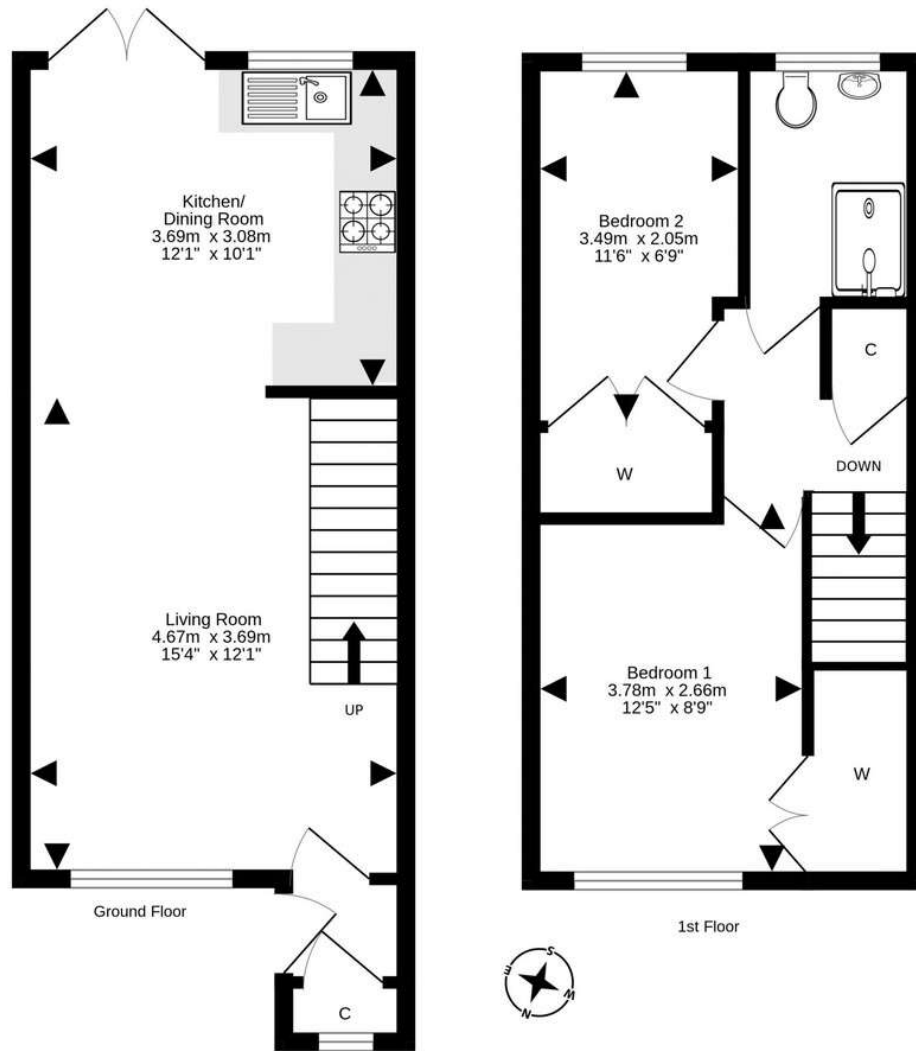
Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail 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 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.

## EPC Band - C





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



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546  
 Bruntisfield Office: 103-105 Bruntisfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

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.

