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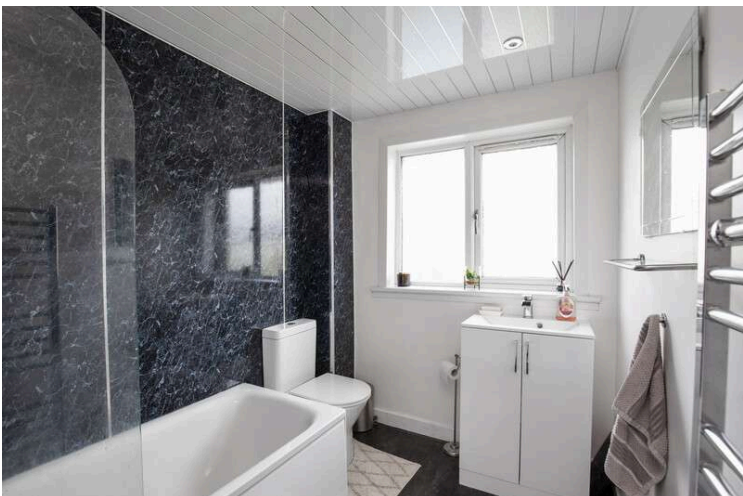
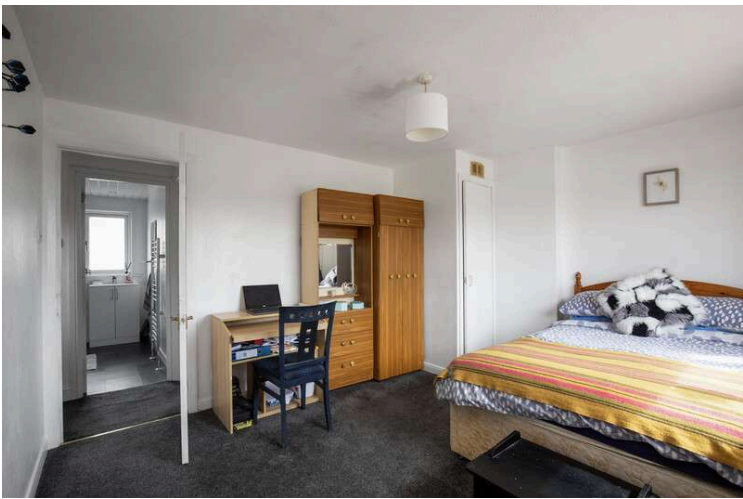
65 Boyd-Orr Drive, Penicuik, Midlothian, EH26 0LA

www.mcdougallmcqueen.co.uk



Superb opportunity for first-time buyers and professional couples. McDougall McQueen are delighted to present to the market, this two bedroom plus study/office, semi-detached house set in an established sought after residential estate on the outskirts of 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 and benefits from garden grounds to the front and rear with a driveway to side providing access to a detached garage.

- Very popular residential location
- Superb family home or first-time purchase
- Hallway with under stair store cupboard and stairs to the upper level
- Ground floor study/office with window to the side
- Spacious living room with front facing window, electric fire, and fire surround
- Fitted dining kitchen with a range of base and wall units with oven, hob, extractor, and free-standing white goods
- Upper hallway with Ramsay ladder loft access (part floored with light)
- Bedroom one with built-in wardrobe, store cupboard and a front facing window
- Bedroom two with window to the rear
- Lovely family bathroom with raindrop shower and attachment over the bath, shower screen, wc, sink with vanity and towel radiator
- Gas central heating and double glazing
- CCTV cameras fitted to both the front and rear
- Private front and rear gardens which are ideal for outside entertaining
- Driveway providing parking for several cars
- Detached garage with both light and power



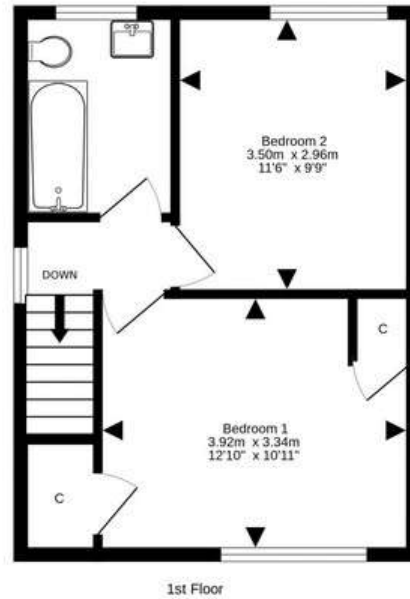
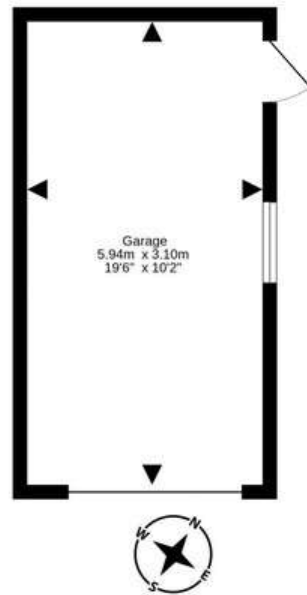
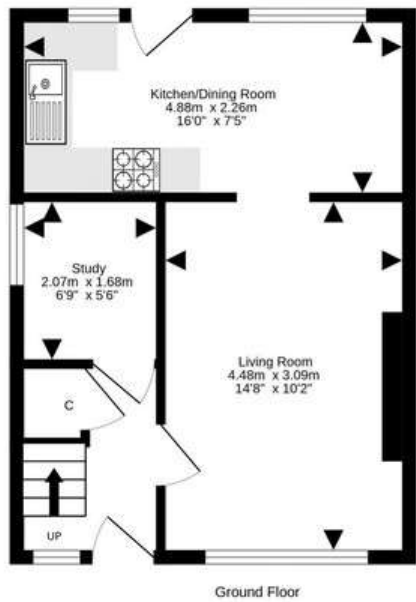
Location

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, and extractor. 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 - 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.
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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.

