



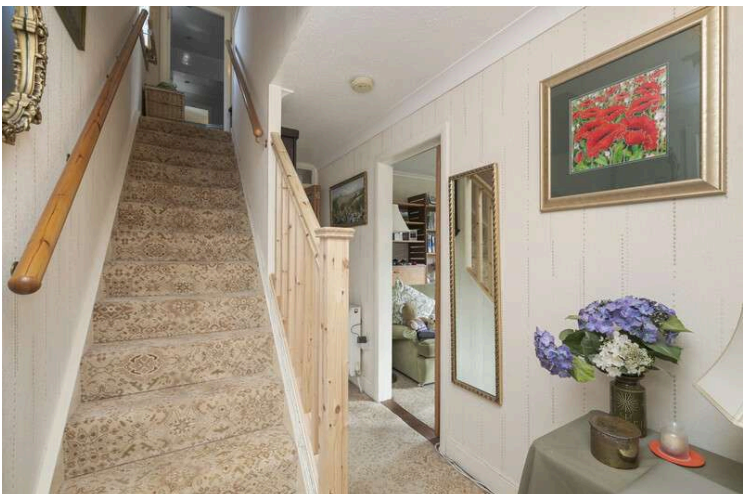
127 Deanburn, Penicuik, Midlothian, EH26 0JA

www.mcdougallmcqueen.co.uk



Yet another superb not to be missed opportunity presented to the market by McDougall McQueen. We are delighted to offer this spacious three-bedroom, two-bathroom, terraced house, set in a quiet position at the end of a cul de sac in the lovely Midlothian town of Penicuik. Conveniently located, the property is within walking distance of all local schooling and amenities. Ideal for first-time buyers and for those with young families, the property is presented in good clean condition, having been improved and altered internally by its current owner to provide excellent family accommodation. This property represent excellent value for money in today's market and prospective buyers should move quickly to secure it. The property benefits from double glazing, gas central heating, and solar panels, with private garden grounds to the front and rear which are ideal for outside entertaining. There is also ample on-street parking in and around the property. Viewing is by appointment only.

- Hallway with an under-stair store cupboard plumbed for a washing machine
- Ground floor shower room with double shower base and electric shower, wc, sink, and towel radiator
- Spacious living room with twin rear facing windows, electric fire and surround
- Fitted dining kitchen with front facing window and patio doors to the rear, a range base and wall units, electric cooker, extractor, dishwasher, and fridge freezer, ample space for a table and chairs
- Upper hallway with study area, window to the front, and double store cupboard
- Main bedroom with built-in wardrobes, loft access, and rear facing window
- Bedroom two with rear facing window
- Bedroom three again with rear facing window
- Excellent family bathroom with three-piece white suite, raindrop overhead shower with shower attachment, wc and sink with built-in vanity unit
- Double glazing, gas central heating, and solar panels
- Small front and private rear gardens with outside tap, ideal space for relaxation
- External cellar and storage space with 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.

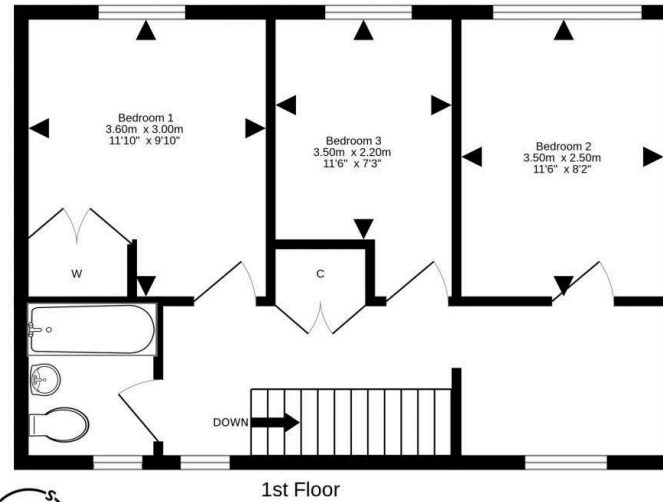
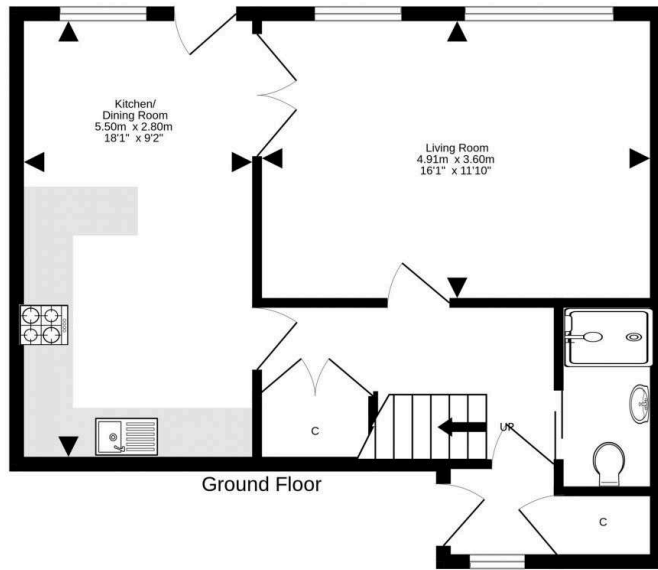
Extras

All floor coverings, light fittings, blinds where fitted, electric cooker, extractor and remaining white goods. No warranty applies to any integrated appliances, white goods or moveable items included in the sale. Other items of furniture may be available by negotiation.

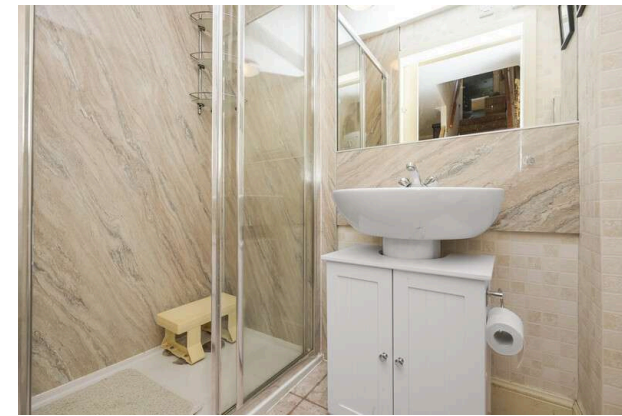
Price & Viewing

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

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



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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.

