



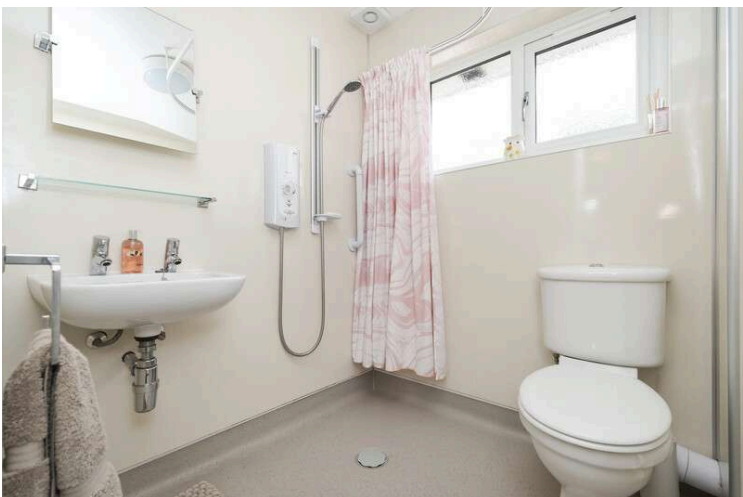
26 Glencross Gardens, Penicuik, Midlothian, EH26 9HH

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Tucked away within a charming cul de sac in the ever-popular Cornbank area of Penicuik lies this fantastic, terraced home. Presented to the market in neutral tones throughout the immaculate accommodation comprises welcoming entrance hall, bright lounge with focal point fire place and archway to the dining area, modern kitchen with integral appliances, three bedrooms, two of which are generous doubles and the third an excellent sized child's room. The modern wet room completes the home and further benefits include ample storage which include a floored attic space, newly fitted double glazing and UPVC doors. Externally there are landscaped gardens to the front and rear, the rear is completely enclosed making it ideal for children's play and it has direct access to the garage which provides off street parking.

- Spacious terraced home
- Bright lounge
- Formal dining area
- Modern kitchen
- Three good sized bedrooms
- Recently fitted wet room
- Gas central heating & double glazing
- Lots of storage
- Low maintenance manicured gardens
- Garage



Location

Penicuik is a thriving Midlothian town, situated approximately 9 miles South of Edinburgh City Centre. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs which include many independent retailers plus a Lidl & Tesco. Further facilities can be found at the impressive Straiton Retail Park which contains a number of 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 is well represented from nursery to secondary level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town.

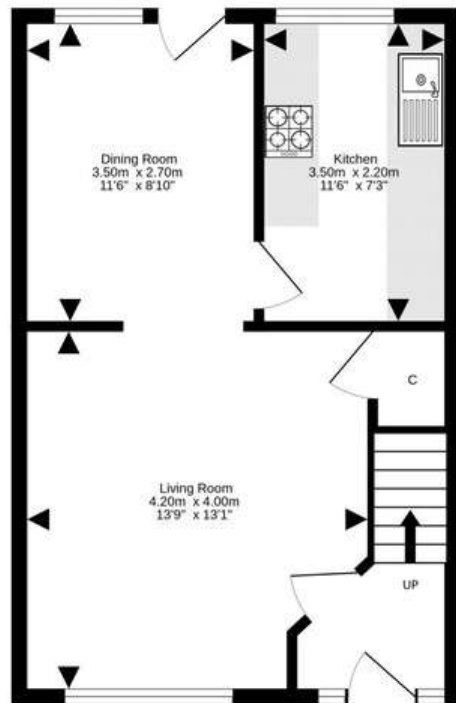
Extras

Included in the sale are: Floor coverings, light fittings and blinds where fitted. Other items may be available by negotiation.

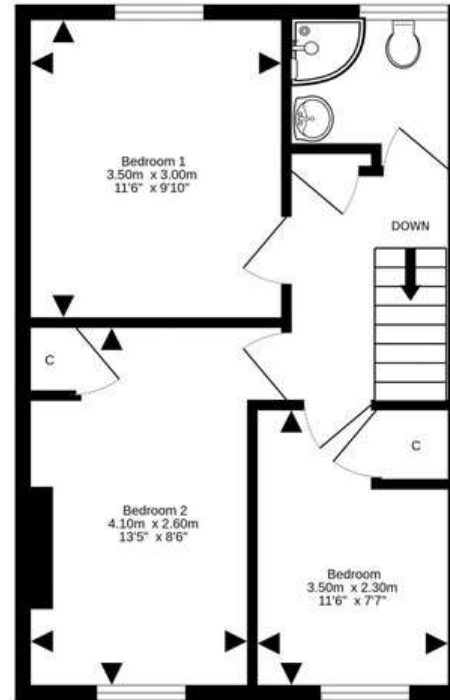
Price & Viewing

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

EPC Band - D



Ground Floor



1st Floor

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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Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk

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.

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