



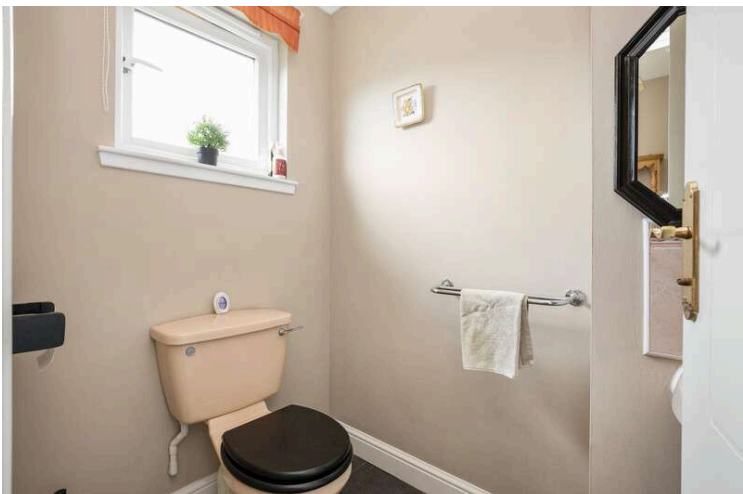




Superb opportunity to own this lovely family home brought to the market by McDougall McQueen. We are delighted to present to the market this spacious three-bedroom linked detached house set in the bustling Midlothian town of Penicuik, conveniently located just a stone's throw from the town centre but offering a quiet location within a modern established residential estate. The property is offered for sale in a very good clean condition throughout having been well maintained by its current owners. An ideal purchase for those with young families and professional couples alike given its proximity to the town centre. A driveway provides off-street parking and access to an integral garage with excellent good sized private garden grounds to the front, side, and rear. Viewing should be made at your earliest convenience to avoid disappointment.

- Ground floor WC
- Spacious living room with twin front facing windows, under stair storage, fireplace, and stairs to the upper level
- Dining room with twin windows to the rear
- Fitted kitchen with window to the rear, a range of base and wall units, dual fuel range cooker, extractor, integrated fridge and freezer with free-standing white goods
- Family/dining room with French doors to the rear, door to the garage, and ground floor Ramsey ladder loft access
- Upper hallway with loft access and linen store cupboard
- Double bedroom with twin rear facing windows and built-in mirrored wardrobes
- Double bedroom with window to the rear and built-in mirrored wardrobes
- Double bedroom with twin front facing windows and built-in mirrored wardrobes
- Family bathroom with three-piece white suite with electric shower over the bath, shower screen, wc and sink
- Gas central heating and double glazing
- Driveway for off-street parking with additional residents and visitor parking
- Integral garage with light and power
- Excellent private garden grounds to the front, side, and rear which are ideal for outside entertaining





## 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.

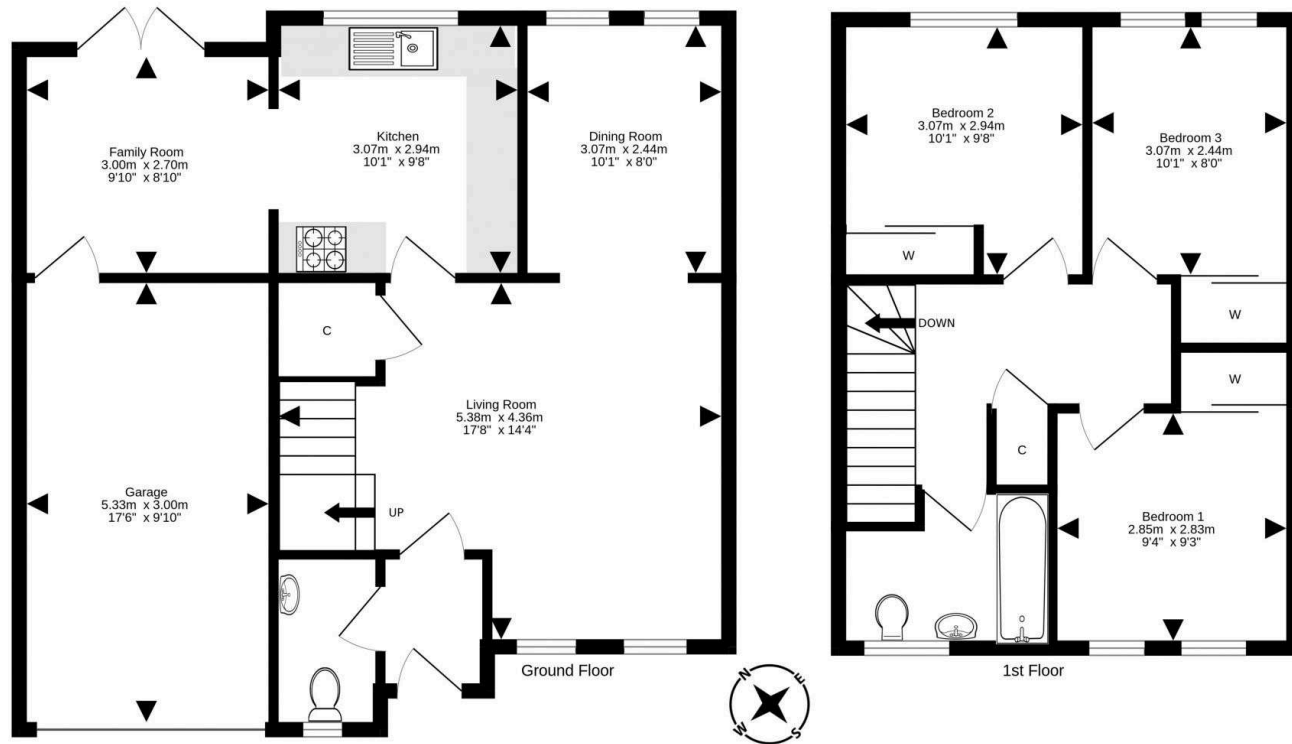
## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, range cooker, all integrated appliances, and the garden shed. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including remaining white goods 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



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.

