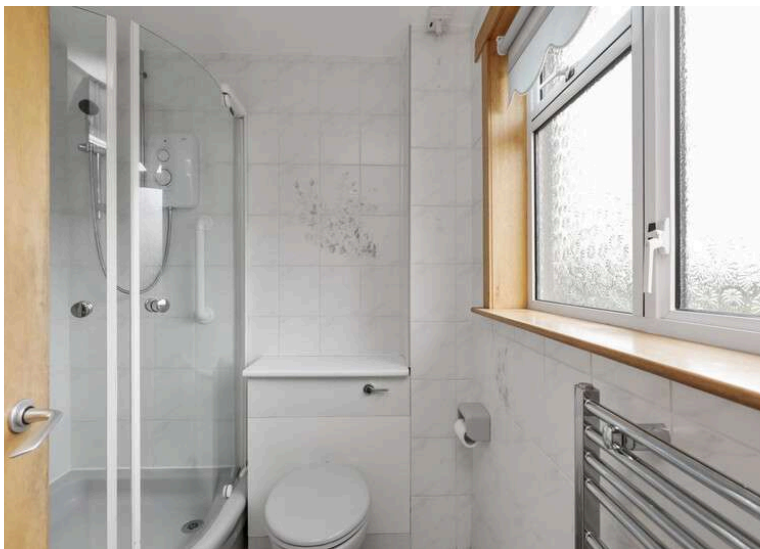




21 Ravelsykes Road, Penicuik, Midlothian, EH26 9JG

www.mcdougallmcqueen.co.uk



McDougall McQueen are delighted to present to the market this lovely bright and spacious three-bedroom semi-detached house set in a popular and much sought-after residential area in the lovely Midlothian town of Penicuik. Situated in a child safe street, at the end of a cul de sac, adjacent to a large grassed area with play park, this property would make the ideal choice for those with families given its close proximity to schooling and amenities. The property is offered in excellent condition throughout having been improved and well maintained by its owner and provides spacious and flexible family accommodation over two levels. There are private garden grounds to the front, side, and rear with a driveway providing access to a detached garage with both light and power. This ideal family home and its location, are sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Entrance porch
- Spacious living room with window to the front and a living flame gas fire
- Dining room with window to the rear
- Fitted kitchen with a range of base, wall, and pull-out larder units, unit lighting, five ring gas hob, extractor, Bosch oven, and Bosch integrated combined microwave grill, with remaining white goods included
- Upper hallway with window to the side, Ramsey ladder loft access and store cupboard
- Bedroom one with built-in mirrored wardrobes and front facing

window

- Bedroom two with window to the rear, built-in mirrored wardrobes
- Bedroom three with window to the side and over stair storage
- Family shower room, fully tiled, electric shower, wc and sink with vanity unit and a towel radiator
- Gas central heating and double glazing
- Lovely private garden grounds to the front, side, and rear
- Long driveway for several cars and a detached garage with light and power
- Ample On Street parking.
- Potential to extend (subject to planning)



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.

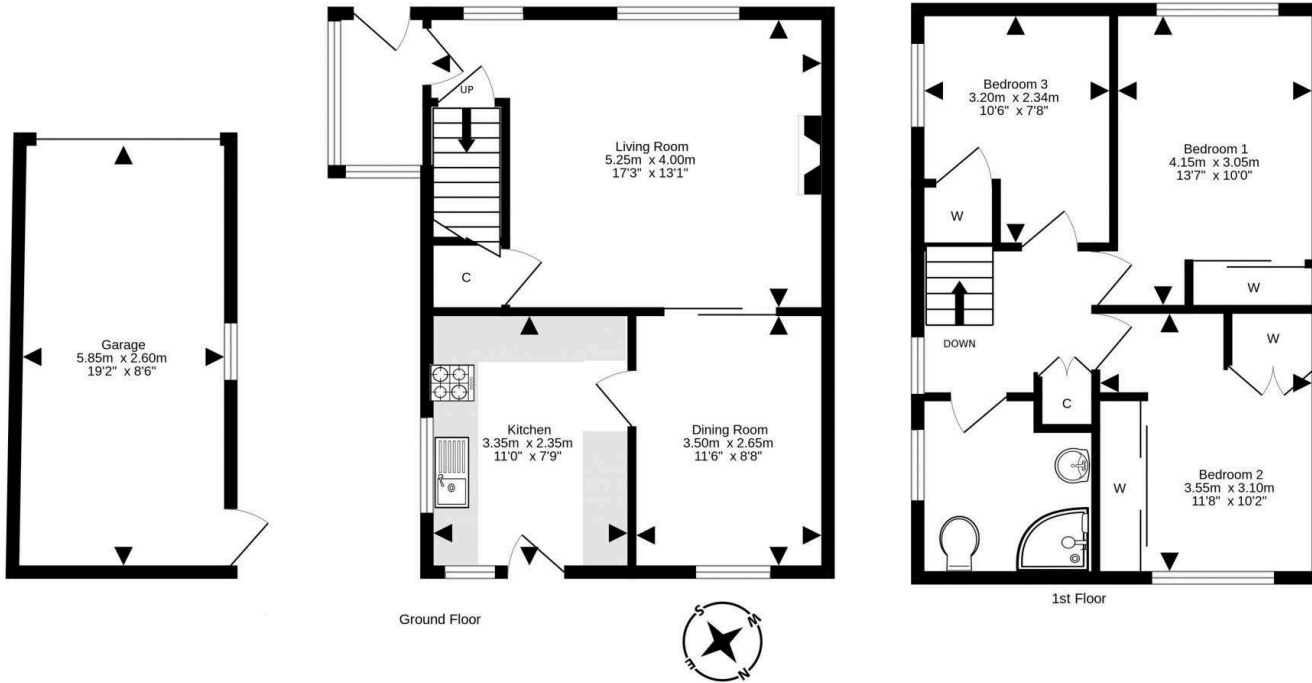
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances and remaining free-standing white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items may be included 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.

