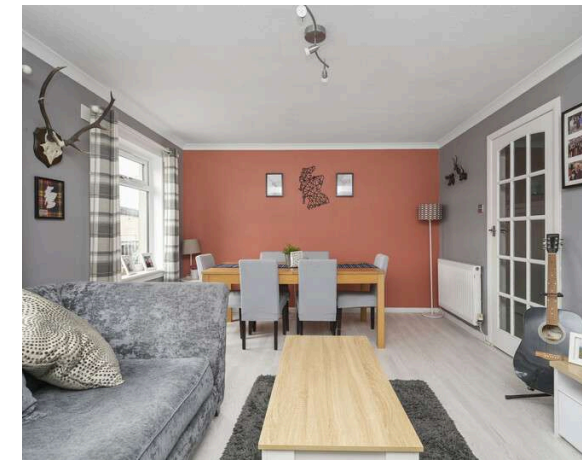




130 Deanburn, Penicuik, Midlothian, EH26 0JA

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



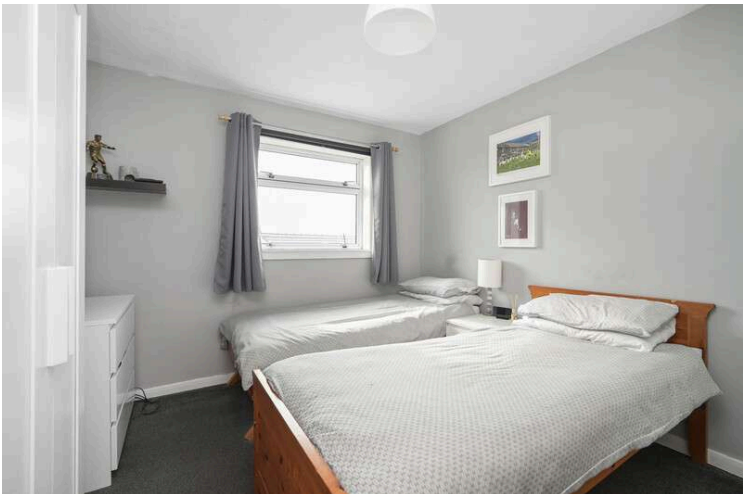


Superb not to be missed opportunity for first time buyers and those with young families. We at McDougall McQueen are delighted to present to the market this spacious three-bedroom terraced house, set in a quiet position at the end of a cul de sac in the lovely Midlothian town of Penicuik. Conveniently located, the property is within walking distance of all local schooling and amenities. Presented in walk-in condition having been improved and enhanced by its current owner this property represent excellent value for money in today's market and prospective buyers should move quickly to secure it. The property has private garden grounds to the front and rear which are ideal for outside entertaining and has ample on-street parking in and around the property. Viewing is by appointment only.

- Entrance hallway with store cupboard with light and power, under stair store cupboard, and stairs to upper level
- Utility cupboard, plumbed for a washing machine, with light, power, worktop, and store cupboard
- Ground floor WC
- Spacious living and dining room with two rear facing windows
- Modern fitted kitchen with base and wall units, breakfast bar, gas hob, extractor, oven, integrated dishwasher, and American style fridge freezer
- Upper hallway with window to the front and store cupboard
- Main bedroom with built-in mirrored wardrobes and rear facing

- window with lovely views
- Bedroom two with built-in storage, loft access, and rear facing window with lovely views
- Bedroom three again with lovely views to the rear
- Excellent family bathroom with three-piece white suite, raindrop overhead shower with shower attachment, and shower screen
- Double glazing and gas central heating with Hive controller
- Small front and private rear gardens which have been designed for outside entertaining with garden bar and storage 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.

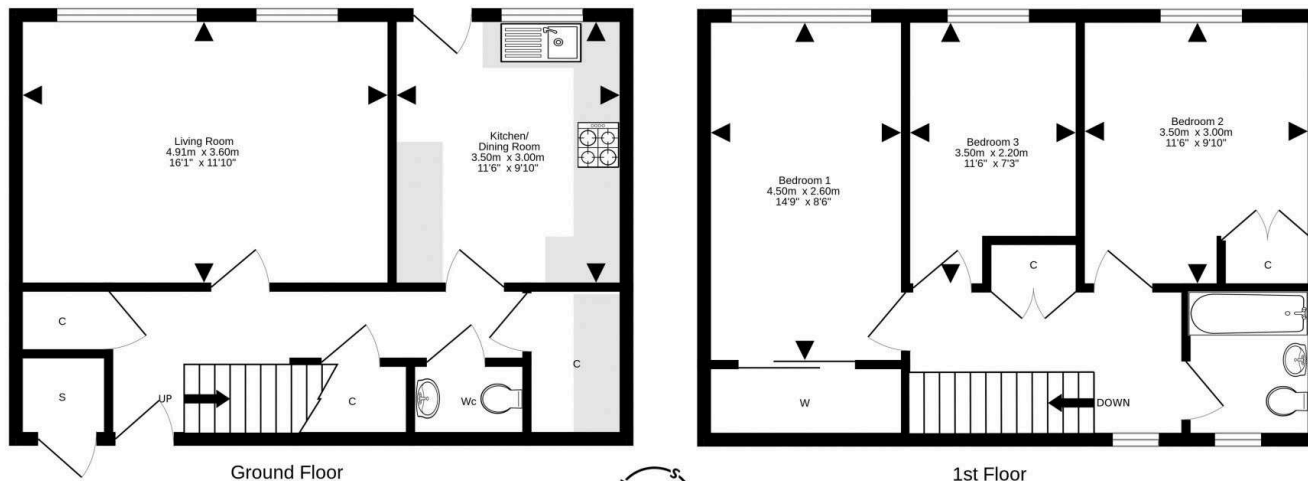
## Extras

All floor coverings, light fittings, blinds where fitted, and integrated appliances. No warranty applies to any integrated appliances, white goods or moveable items included in the sale. Free-standing white goods, the American style fridge freezer and items of furniture may be available by negotiation.

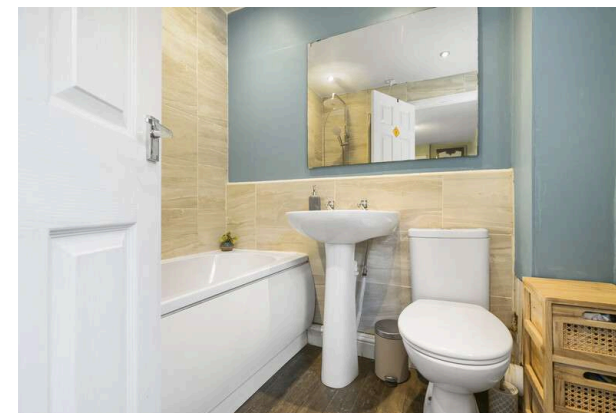
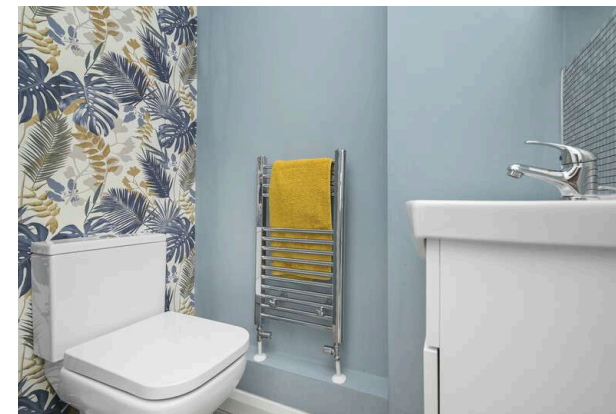
## Price & Viewing

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

## EPC Band - D



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  
 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.

