



167a, John Street, Penicuik, Midlothian, EH26 8AT

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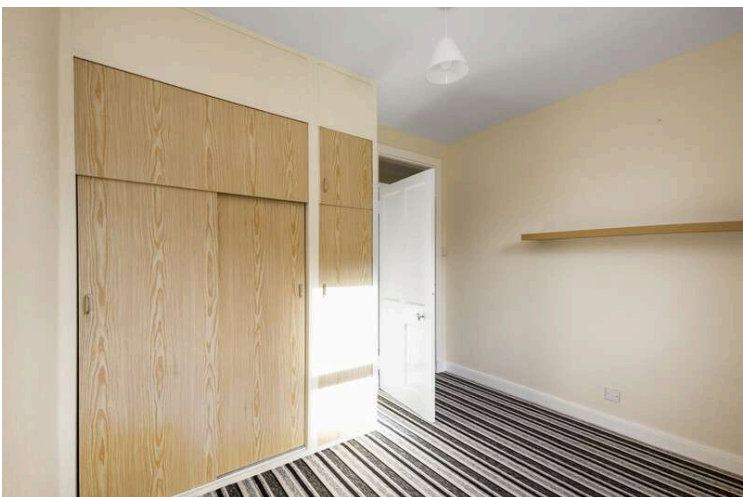


Calling all first-time buyers and those looking for ground floor living. McDougall McQueen are delighted to present to the market this lovely, spacious, two-bedroom ground floor flat. Set in a popular residential area in the lovely Midlothian town of Penicuik. It is thought this property will make the ideal first-time purchase, investment or downsize opportunity. The property is offered in good clean condition throughout with a private front garden and communal rear garden grounds. Viewing is by appointment and should be made at your earliest convenience

- Hallway
- Spacious living room with front facing window, gas fire and water tank cupboard
- Fitted kitchen with a range base and wall units, gas cooker, washing machine and fridge freezer
- Double bedroom with front facing window, and built-in storage
- Double bedroom with rear facing window, and built-

in storage

- Family bathroom with three-piece white suite with electric shower over the bath, shower screen, wc and sink
- Gas central heating and double glazing
- Front garden grounds with additional communal area to the rear



Location

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian. It therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. 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.

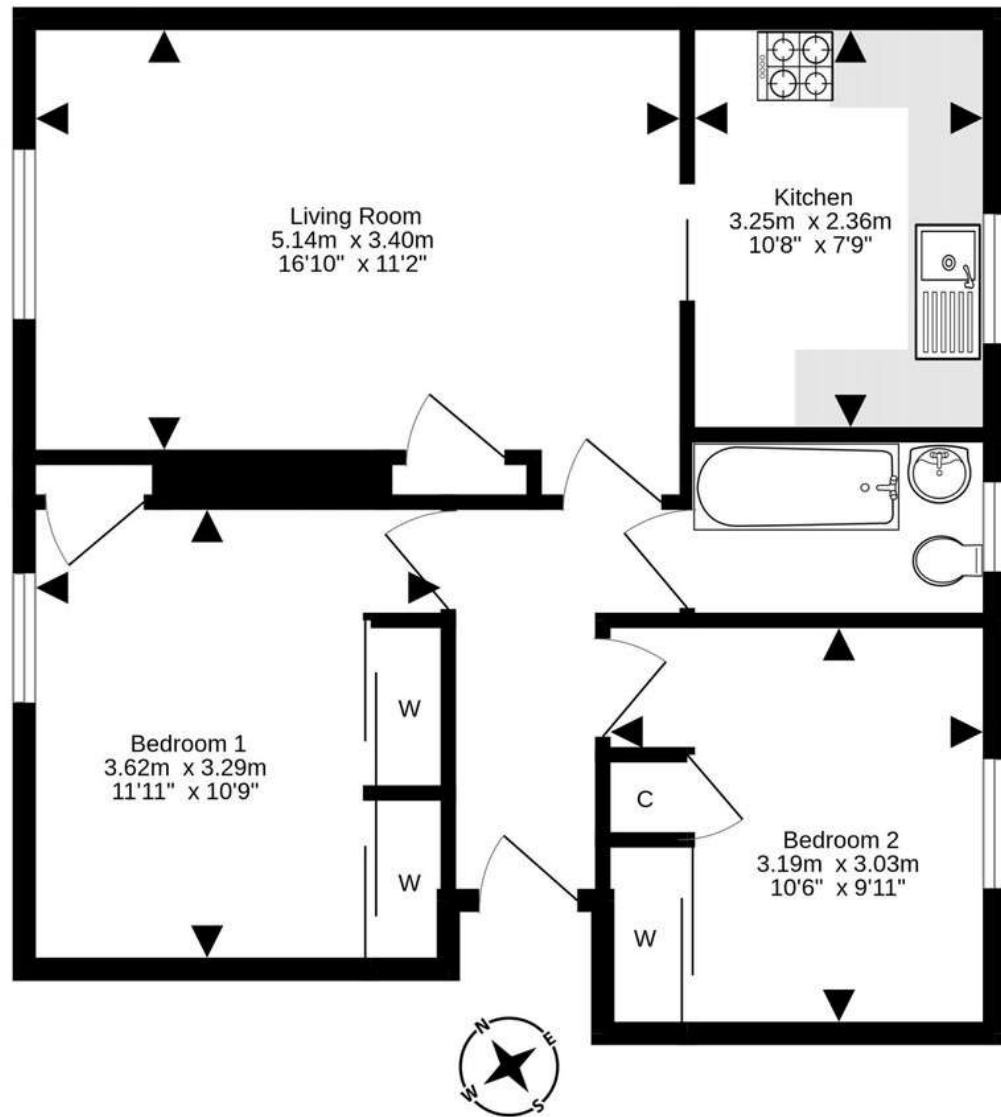
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, gas cooker 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.

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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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.

