



McDougall McQueen are delighted to offer to the market this well-proportioned four bedroom terraced property arranged over two floors with private enclosed gardens to the rear and a driveway to the front. The property offers fabulous modern day flexible living and would make an excellent home for a growing family. The property is ideally located in the popular Pennywell area of Edinburgh close to many local amenities and transport links. We would recommend an early viewing.

- Entrance porch.
- Welcoming reception hallway with under stairs cupboard.
- Front facing living room with a shelved storage cupboard, double doors access the ground floor bedroom.
- Fully equipped kitchen with a range of wall and base units, all appliances included. Door accesses the rear garden.
- Ground floor double bedroom with an en-suite wet room.
- Staircase to the upper landing with hatch to attic storage and useful airing cupboard.
- Front facing double bedroom with ample space for free standing furniture.
- Rear facing double bedroom with built in storage.
- Smaller double bedroom front facing.
- Bathroom comprising WC, wash hand basin bath with shower over.
- Double glazing and gas central heating.
- Driveway to the front. Private enclosed garden to the rear with a lovely decking area.



Location

Surrounded by green parks and enjoying excellent transport links is Pennywell, an established residential area situated just over 3 miles away from Edinburgh's bustling city centre. The area offers easy access for relaxing pursuits at the nearby Firth of Forth or many of the leafy parks. In neighbouring Craigleith, there is the PureGym, boasting a 24-hour gym and an extensive selection of fitness classes as well as Craigleith Retail Park which houses a wide variety of high street stores and a Sainsburys store. In nearby Granton, there is a large Morrisons supermarket with a petrol station. West Pilton is served by outstanding transport links with regular day and night buses and wonderful cycle paths leading in all directions. The area offers good schooling at nursery, primary and secondary levels and lies close to Edinburgh College Granton campus. There is a direct bus service to the Edinburgh Royal Infirmary and the Western General Hospital is only a short walk away. Further leisure pursuits can be enjoyed at Cramond beach and Cramond Golf Course which are in close proximity.

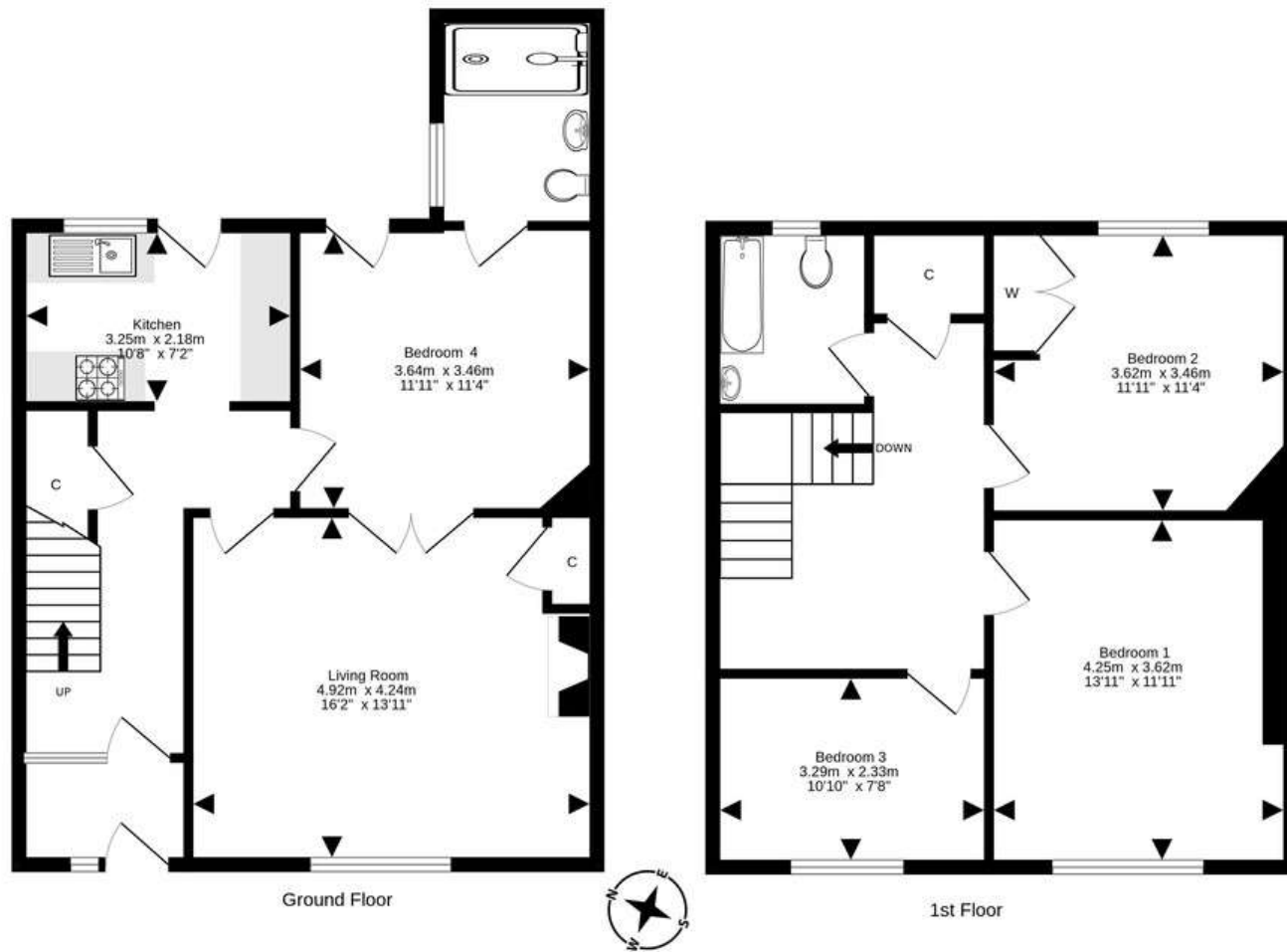
Extras

Included in the sale are all kitchen appliances, fixtures & fittings and floor coverings.

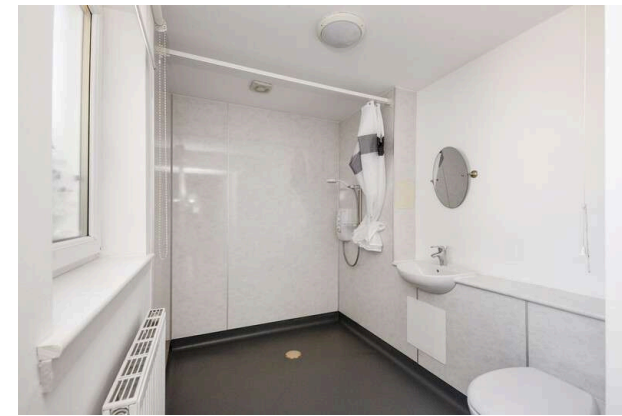
Price & Viewing

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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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

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.

