





McDougall McQueen are delighted to present to the market this well-proportioned three bedroom mid terraced property with gardens to the front and rear, which benefits from an electric lower energy heating system along double glazing throughout. The property is ideally located within a popular residential area in the Midlothian town of Penicuik, close to many local amenities, schooling and transport links with the City Bypass within easy reach. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Bright and spacious living/dining room with windows to the front and rear.
- Fully fitted kitchen equipped with a range of wall and base units along with integrated appliances, door allows direct access to the rear garden.
- Staircase to the upper level, hatch to partially floored attic.
- Double bedroom front facing with built in wardrobe storage.
- Rear facing double bedroom with built in storage.
- Single bedroom or home office front facing with useful built in storage.
- Bathroom comprises WC, wash hand basin and bath with shower over.
- Double glazing.
- Lower energy electric heating system.
- Private gardens to the front and rear, enclosed rear with garden shed.
- Ample residents and visitors parking available.



Location

Penicuik lies about nine miles south of Edinburgh and about five miles from the city by-pass. It is a popular and attractive place to live with good primary and secondary schooling, a wide range of convenience shopping, including a large branch of Tesco and a variety of recreational facilities. The wonderful open spaces of the Pentland Hills are within easy reach, as is the Winter Sports Centre at Hillend. There are several golf courses to choose from and the Community Centre boasts a competition standard swimming pool, a library and leisure centre. A little further afield, the Straiton Retail Park plays host to the majority of High Street stores including Next, Boots and Marks & Spencer, to name but a few. Here, there is also a 24 hour Asda, a Costco and Ikea. Regular bus services run to and from the city centre.

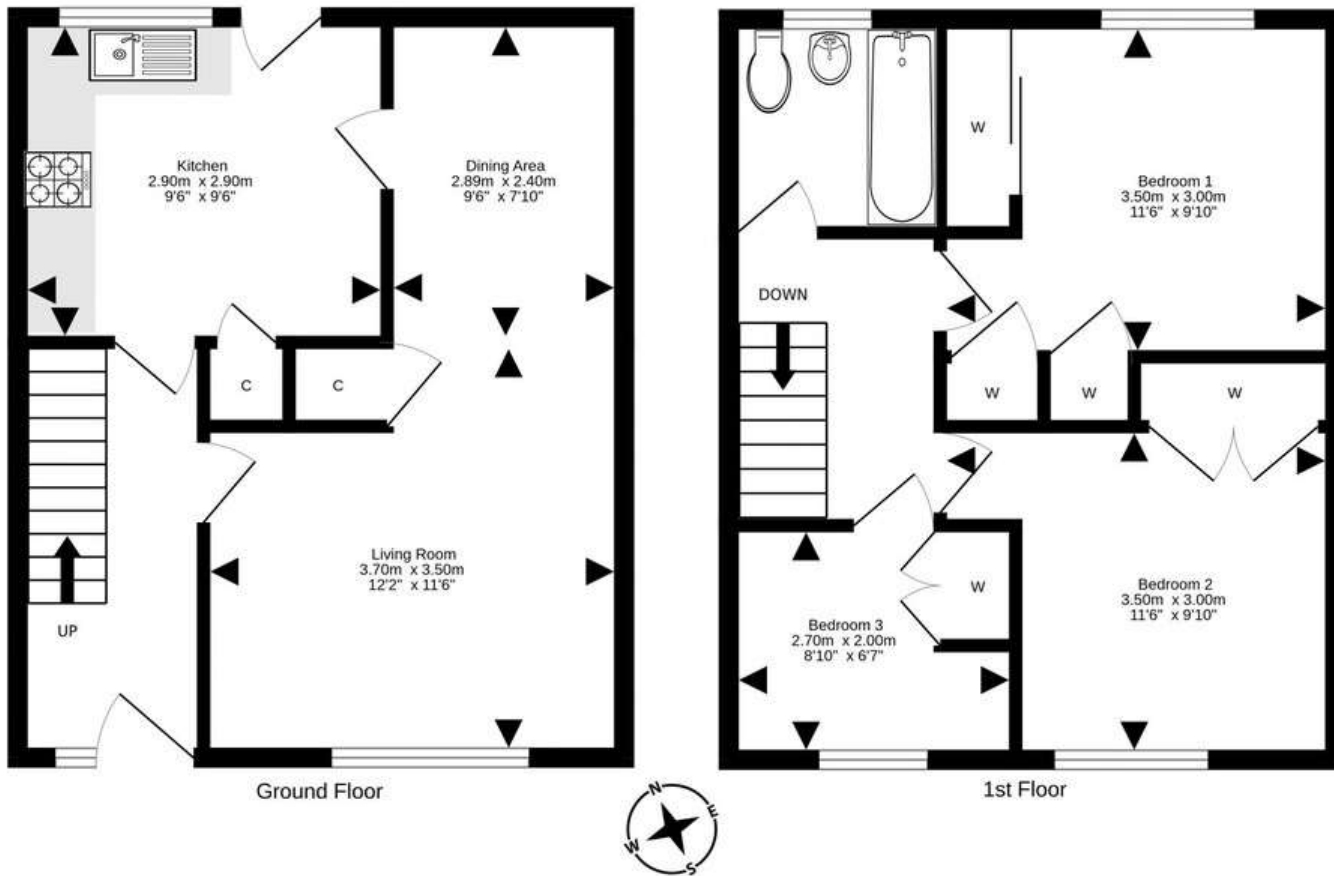
Extras

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

Price & Viewing

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

EPC Band - E



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.

