



2G, Wilson Street, Penicuik, Midlothian, EH26 9BN

www.mcdougallmcqueen.co.uk

A fabulous opportunity to purchase a quarter share, McDougall McQueen present to the market this two bedroom main door upper apartment offering excellent bright and spacious accommodation. The property forms part of a modern development located in the popular Midlothian town of Penicuik, close to an abundance of local amenities and transport links. Presented to the market in good order throughout we would recommend an early viewing.

- Main door entrance, staircase to the upper level with two useful storage cupboards, hatch to the attic space.
- Bright and spacious living room.
- Fully fitted kitchen with a range of wall and base units, white goods to be included in the sale.
- Double bedroom with built in wardrobes.
- Further double bedroom with a useful storage cupboard.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Residents parking.
- Shared garden and drying green.

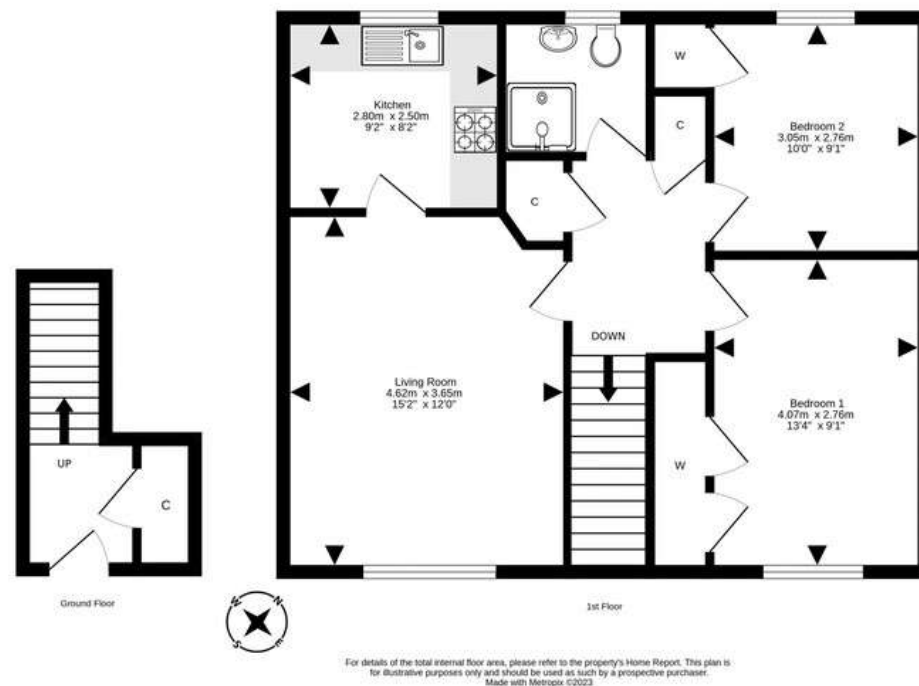
SHARED OWNERSHIP

The remaining 75% share of the property is owned by Castle Rock Edinvar Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the Association. At the time of writing, a monthly payment of £229.98 is payable to the Association.

Location

Penicuik is a much respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of 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 ski-ing at Hillend, Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.

EPC Band - C



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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.

