



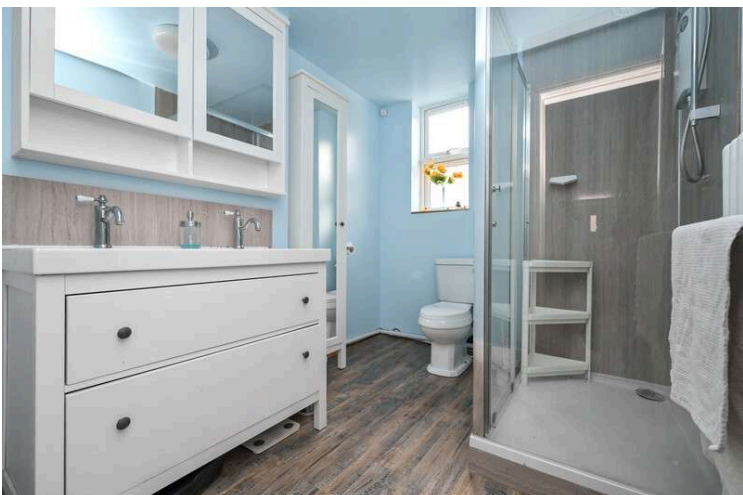
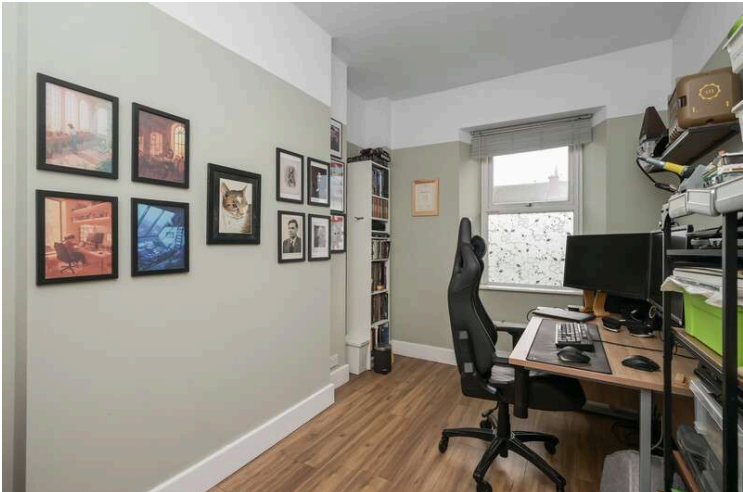
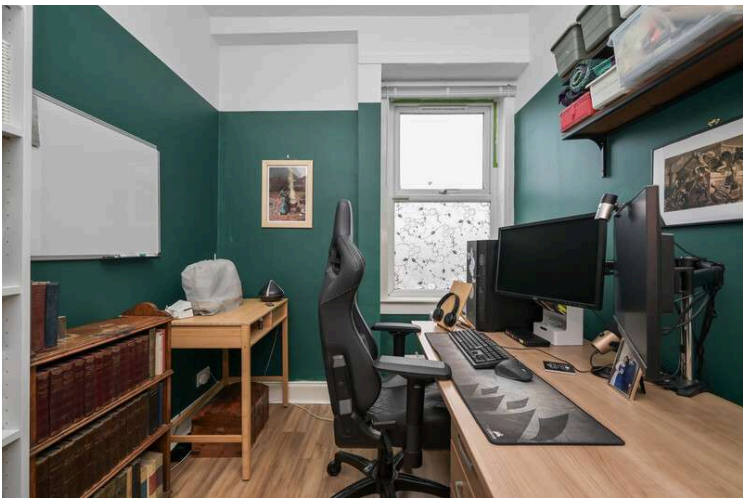
2 Dunlop Terrace, Penicuik, Midlothian, EH26 8DP

www.mcdougallmcqueen.co.uk



Rarely available traditionally built, deceptively spacious ground floor villa, within a row of similar style properties, now available through McDougall McQueen. We are delighted to present to the market this well-loved, spacious, three-bedroom ground floor villa which has been refurbished throughout the years by its current owners. Set in a popular residential area in the lovely Midlothian town of Penicuik and close to all amenities it is thought this property will suit a host of potential purchasers. The property has a private front garden, a small patio area to the rear, with further large garden grounds set back from the house at the rear which afford wonderful views across the town towards the Pentlands. Parking is available in the private lanes to the front and rear of the property. Viewing is by appointment and should be conducted at your earliest convenience.

- Entrance vestibule with original tiled floor
- Hallway with small attic style storage
- Spacious living room with rear facing window, log/multi-fuel stove and fireplace surround with an open shelved store cupboard
- Large newly fitted dining kitchen with a range base and larder units, dual fuel range cooker, double extractor, great dining space and rear garden access
- Utility room with a range of units, sink and work surface
- Bedroom one with front facing window
- Bedroom two with front facing window
- Bedroom three again with front facing window
- Gorgeous newly fitted shower room with double shower base, electric shower, his and her sinks with vanity unit, wc, and ornate style towel radiator
- Gas central heating (newly fitted boiler) and double glazing
- Private front garden grounds, small rear patio area, and additional large garden area to the rear
- Parking is in the private lanes to the front and rear of the property with additional on-street nearby



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.

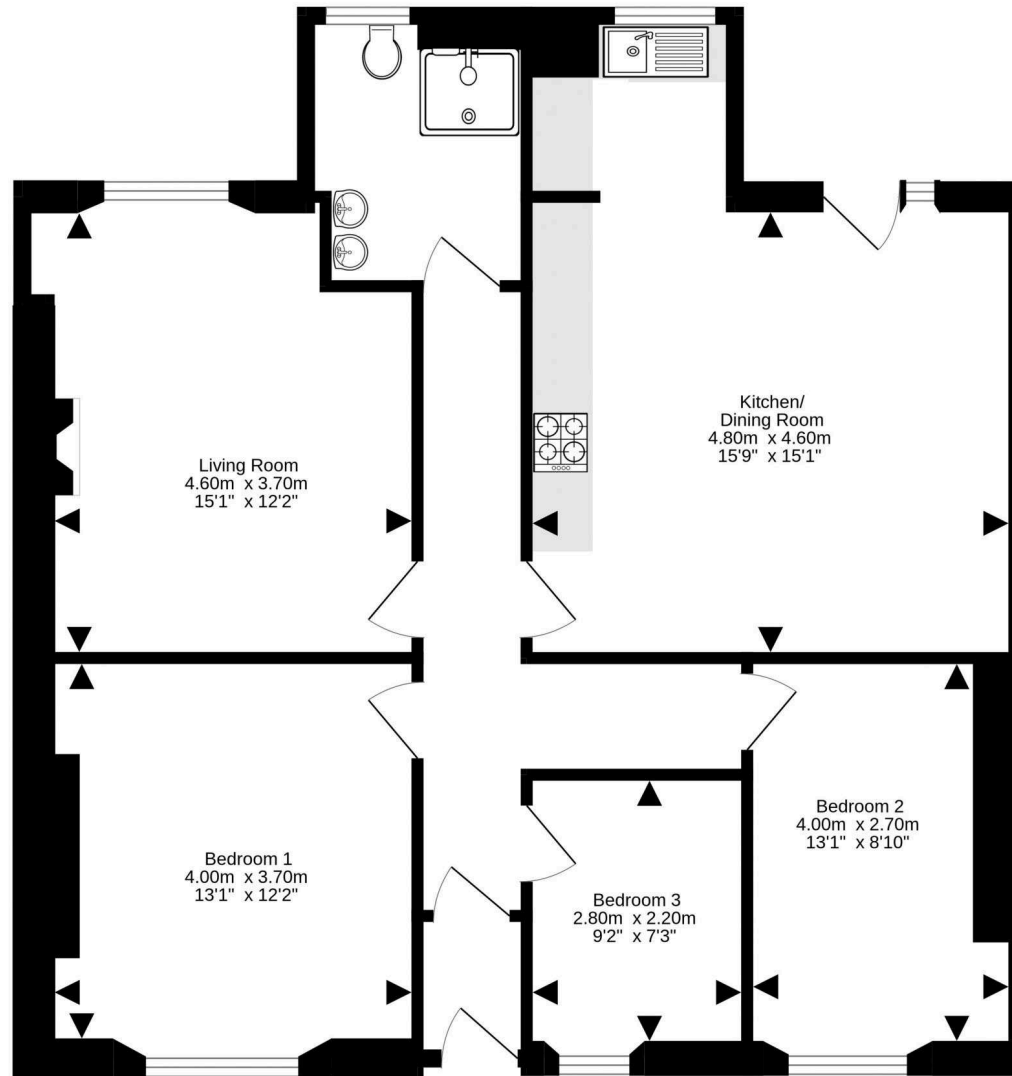
Extras

All floor coverings, light fittings, blinds where fitted, range cooker, and extractor. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items may be available by negotiation and are subject to offer.

Price & Viewing

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

EPC Band - C



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.

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