



69 Yarrow Court, Penicuik, Midlothian, EH26 8HE

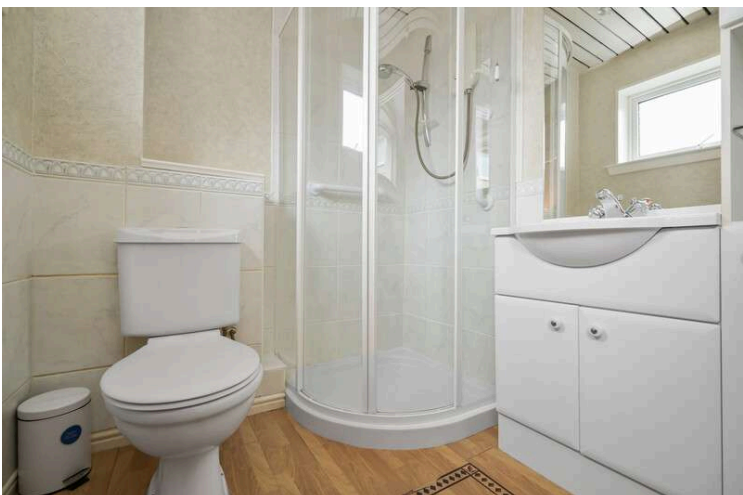
www.mcdougallmcqueen.co.uk



Superb for first-time buyers, couples, and families alike. McDougall McQueen are delighted to present to the market this rarely available terraced house with three-bedrooms and two bathrooms, occupying a prime location in a popular residential location in the lovely Midlothian town of Penicuik. Providing spacious accommodation over two floors and being conveniently located within walking distance of all amenities, it is thought this property will make the ideal family home. The property benefits from a child safe pathway entrance to the front and private garden grounds to the rear, double glazing, gas central heating, external thermal cladding and render.

- Superb location close to amenities
- Child safe pathway access to the front
- Hallway with stairs to the upper level and under stair store
- Spacious living dining room with electric fire and surround with patio doors to the rear
- Fitted kitchen with a range of units and wine rack, electric hob, extractor, oven, integrated fridge, integrated freezer and washing machine
- Ground floor shower room with electric shower, wc and sink with vanity unit
- Upper hallway with loft ladder access and store cupboard

- housing the boiler
- Bedroom one with full width fitted wardrobes
- Bedroom two
- Bedroom three with store cupboard
- Family bathroom with three-piece white suite, wc and sink with built-in vanity unit
- Gas central heating, double glazing, external thermal cladding and insulation
- External garden storage
- Private rear gardens
- Ample on-street parking



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.

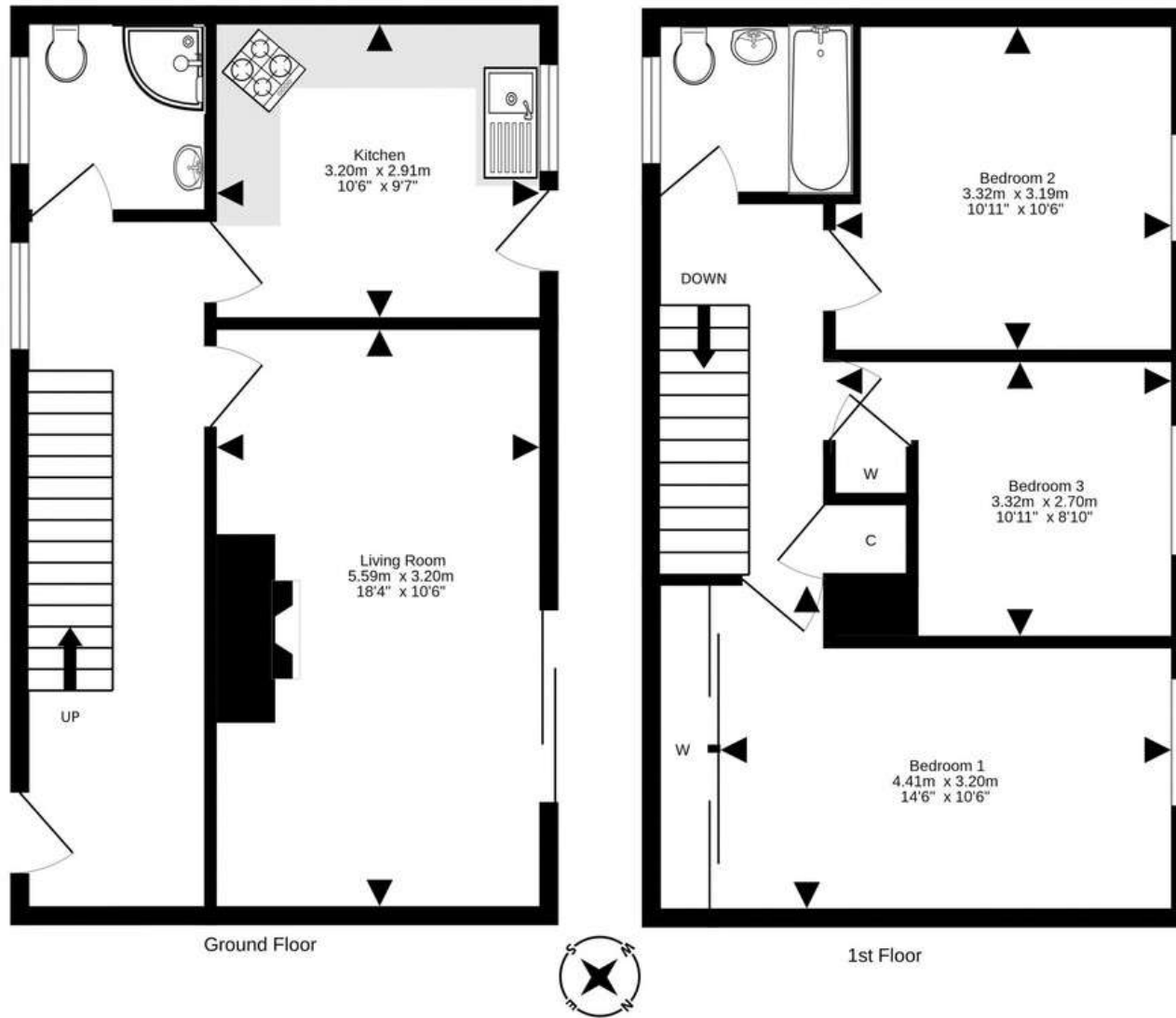
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances and remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

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

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.

