





Absolutely stunning as new family home situated in a new modern development. McDougall McQueen are delighted to present to the market this gorgeous bright and spacious four-bedroom, master en-suite, detached house, set in a modern development in the lovely Midlothian town of Penicuik. Offered in as new condition with a host of additional extras, this property would make the ideal choice for those with families given its proximity to schooling at both primary and secondary levels. The property offers everything you would expect in a new build with added advantage of all the additional extras not normally included by the developer. There are private garden grounds to the front and rear with side access, a driveway for off street parking and access to an integral garage. This ideal family home and its location, are sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Spacious living room with window to the front
- Superbly fitted modern dining kitchen with a range of base and larder units, gas hob, glass splashback, extractor, double oven, integrated fridge freezer, integrated wine cooler, integrated dishwasher, composite sink, plinth lighting and downlights, dining area with French doors to the rear garden and under stair storage
- Utility room with sink, work surface and base unit
- Ground floor WC
- Upper hallway with loft access and large store cupboard
- Main bedroom with built-in triple wardrobes
- Gorgeous en-suite shower room with double shower base, overhead raindrop shower and attachment, wc and sink
- Bedroom two with window to the rear and built-in triple mirrored wardrobes
- Bedroom three with window to the front and over stair storage
- Bedroom four with rear facing window
- Lovely family bathroom with three-piece white suite, electric shower over the bath, shower screen, wc and sink, towel radiator and wall mirror
- Gas central heating, double glazing, and four solar panels (feeds into own electric system reducing bills)
- Lovely good sized private garden grounds to the front and rear with landscaped patio area in Indian sandstone
- Driveway and integral garage with light and power



## Location

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several 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 skiing at Hillend. 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.

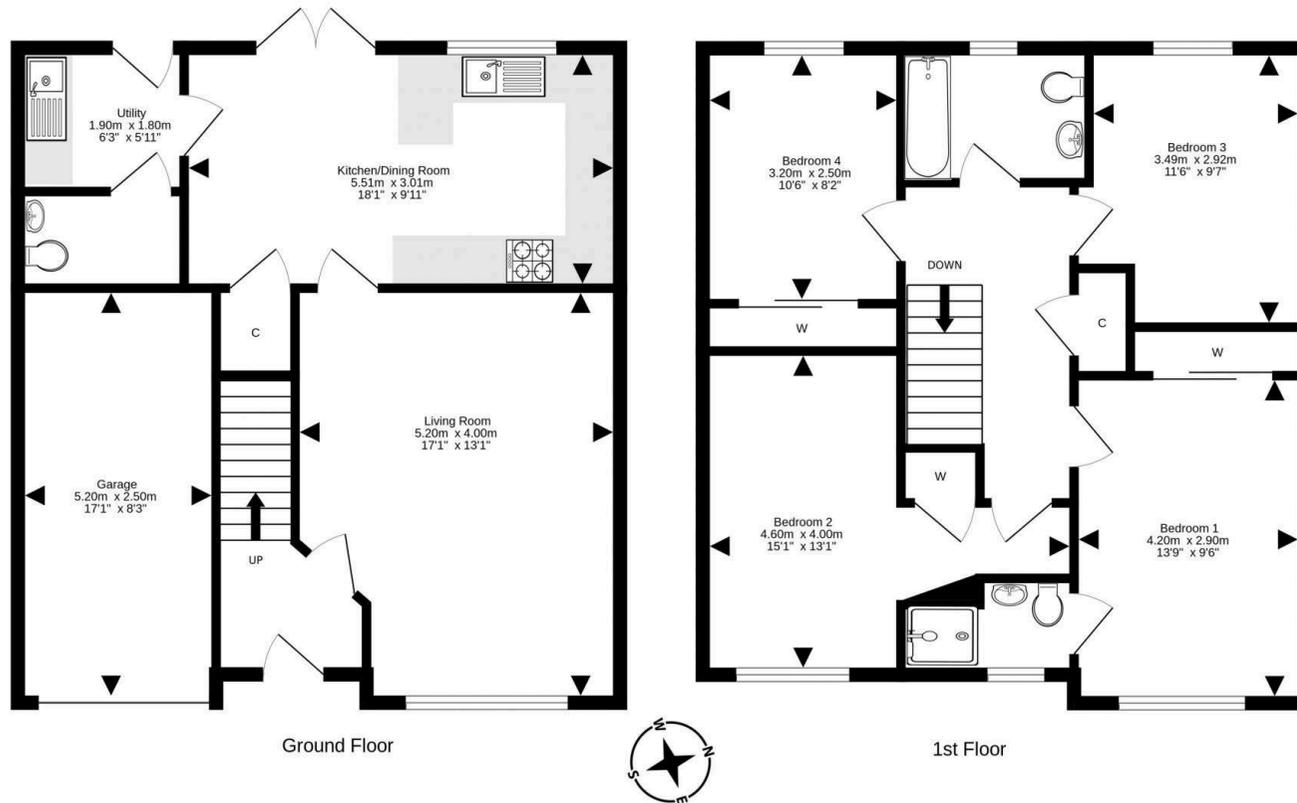
## Extras

All floor coverings, light fittings, blinds where fitted, and integrated appliances. 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 included by negotiation.

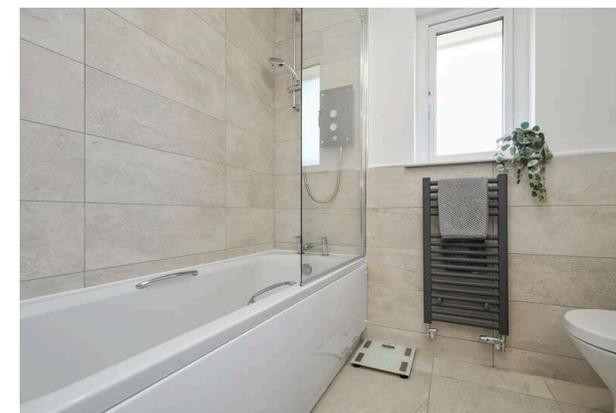
## Price & Viewing

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

## EPC Band - B



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. Made with Metropix ©2023



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](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://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.

