



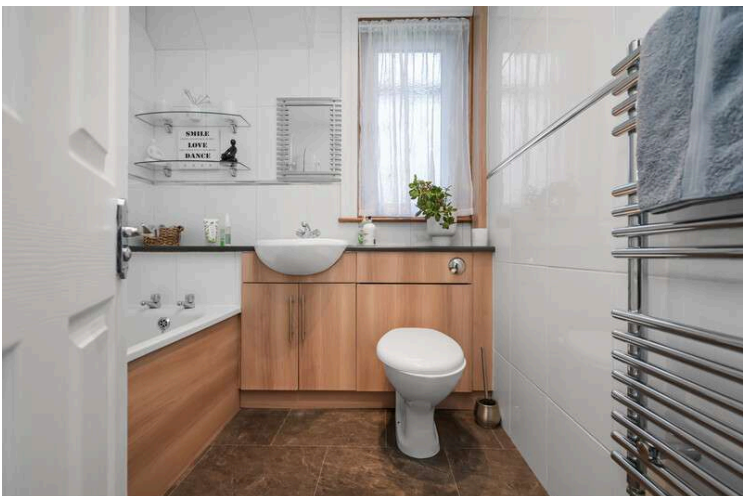
26 Carlops Crescent, Penicuik, Midlothian, EH26 0DN

www.mcdougallmcqueen.co.uk



Another lovely family home brought to the market by McDougall McQueen providing flexible use of accommodation over two levels. We are delighted to present to the market this spacious three-bedroom end-terraced house in the bustling Midlothian town of Penicuik, conveniently located and close to all amenities including schooling. The property is offered for sale in excellent condition throughout having been improved and maintained throughout by its current owner. It will make a superb purchase for first time buyers and families alike with a gated driveway providing access to a detached garage with light and power and private garden grounds to the front, side, and rear. Viewing is by appointment only and should be made at your earliest convenience to avoid disappointment of missing this great opportunity.

- Entrance hallway with stairs to the upper level and large under stair store cupboard
- Living and dining room with front facing window
- Fitted kitchen with rear garden access, a range of base and wall units with five ring gas hob, oven, extractor, integrated dishwasher, integrated fridge freezer, integrated washing machine and integrated tumble dryer
- Ground floor bedroom three with an alternative use as a dining room
- Mid landing with front facing window
- Upper hallway with loft access, shelved store cupboard and side facing window
- Family bathroom with three-piece white suite with electric shower over the bath, shower screen, wc and sink with combined vanity unit, and a towel radiator
- Bedroom one with front facing window
- Bedroom two with window to the rear and built-in walk-in wardrobe
- Gas central heating and double glazing
- Gated driveway and detached garage with light and power
- Private garden grounds to the front, side, and rear



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.

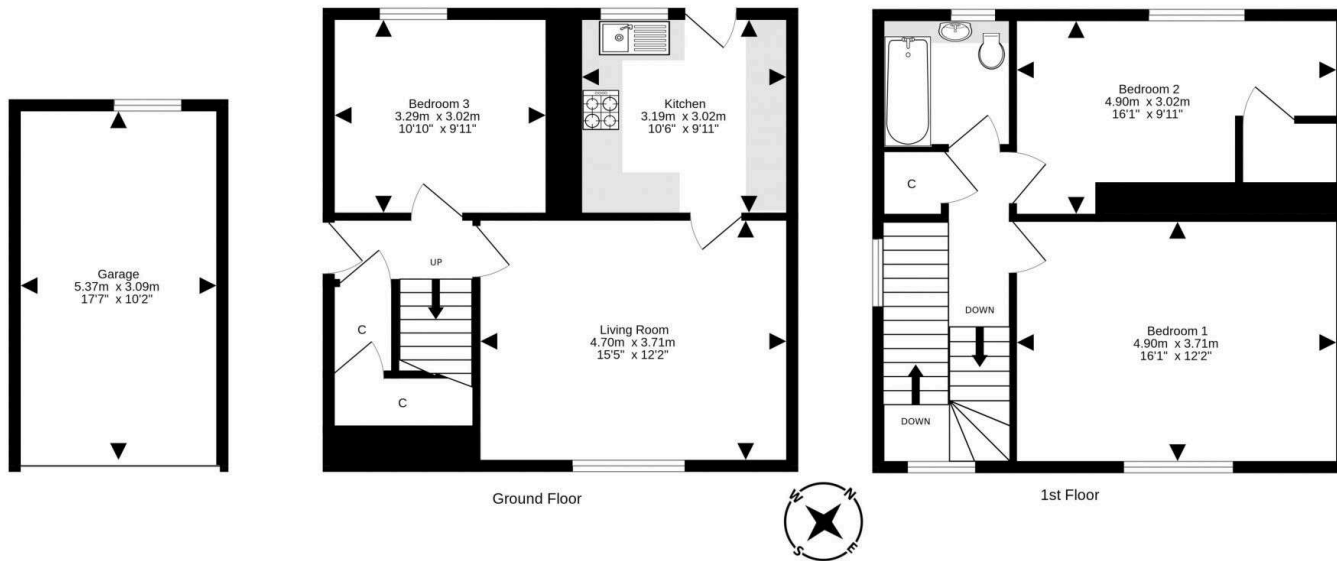
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation and subject to offer.

Price & Viewing

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

EPC Band - C



Ground Floor

1st Floor

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



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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.

