



113 John Street, Penicuik, Midlothian, EH26 8AL

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Looking for your first home then this property is ideal for you. McDougall McQueen are delighted to present to the market this spacious terraced house with two bedrooms and a conservatory providing flexible use of accommodation over two levels. Set in the bustling Midlothian town of Penicuik, it is conveniently located and close to all amenities including schooling. The property is offered for sale in clean condition and has been well maintained, but could do with some upgrading and modernisation. It will make a superb purchase for first time buyers and families alike with private garden grounds to the front and rear. Viewing is by appointment only and should be made at your earliest convenience to avoid disappointment.

- Very popular residential location close to amenities
- Superb family home or first-time purchase
- Lovely outlook to the front with views of the park and Pentland hills beyond
- Entrance hallway with stairs to the upper level, under stair storage and additional store cupboard
- Living and dining room with front and rear facing windows, living flame gas fire and fire surround
- Fitted kitchen with a range of base and wall units with gas hob, oven, two bowl sink, free-standing washing machine, and access to the conservatory
- P-shape dwarf wall conservatory with light, power, and

- heating
- Upper hallway with loft access
- Family bathroom with three-piece suite, shower over the bath, and sliding shower screen
- Bedroom one with large front facing picture window, store cupboard and full-width wardrobes
- Bedroom two with window to the rear, built-in mirrored wardrobes and fitted bedroom furniture
- Gas central heating and double glazing
- Private garden grounds to the front and rear, with greenhouse and shed



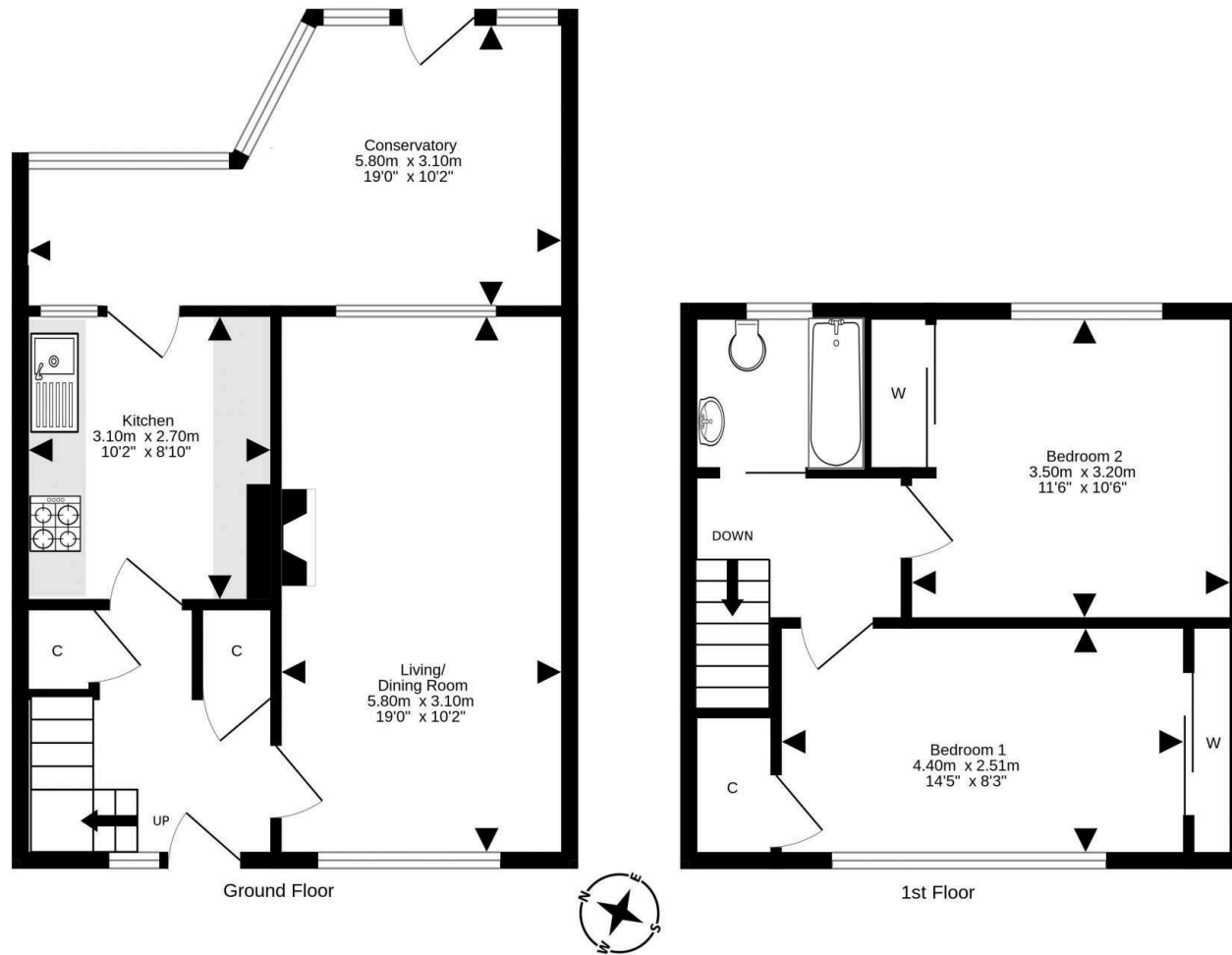
Location

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, integrated appliances, remaining white goods, bedroom furniture, greenhouse and shed. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

EPC Band - D



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.

