



124 Eskhill, Penicuik, Midlothian, EH26 8DQ

www.mcdougallmcqueen.co.uk



Superbly spacious and extended family home now available from McDougall McQueen. We are delighted to present to the market this extended four-bedroom (en-suite) semi-detached house, set in the much sought-after Eskhill development in the lovely Midlothian town of Penicuik. Superbly located this property offers wonderful views over Penicuik towards the Pentland Hills and is within walking distance of all local schooling and amenities, it will make an ideal family home. The accommodation is offered to the market in clean condition throughout and has been maintained throughout the years to form superbly spacious family accommodation. There are good sized private garden grounds to the front and rear with a four-car driveway providing off-street parking and access to a detached garage which has both light and power. 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.

- Entrance hall with ample storage
- Living room with front facing window
- Dining area
- Fitted kitchen with a range of base and wall units, electric cooker, stainless steel splashback extractor, and remaining free standing white goods
- Large living, dining, and family room to the rear with Patio doors and window to the rear garden
- Upper hallway with storage and loft access
- Main bedroom with rear facing window with views, built-in wardrobes, and storage
- En-suite shower room with electric shower
- Bedroom two with window to the rear with wonderful views
- Bedroom three with front facing window
- Bedroom four with front facing window, built-in cabin bed and storage
- Family bathroom with shower over the bath, wc and sink
- Gas central heating and double glazing
- Private gardens to the front and rear
- Driveway with parking for four cars
- Detached 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. 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.

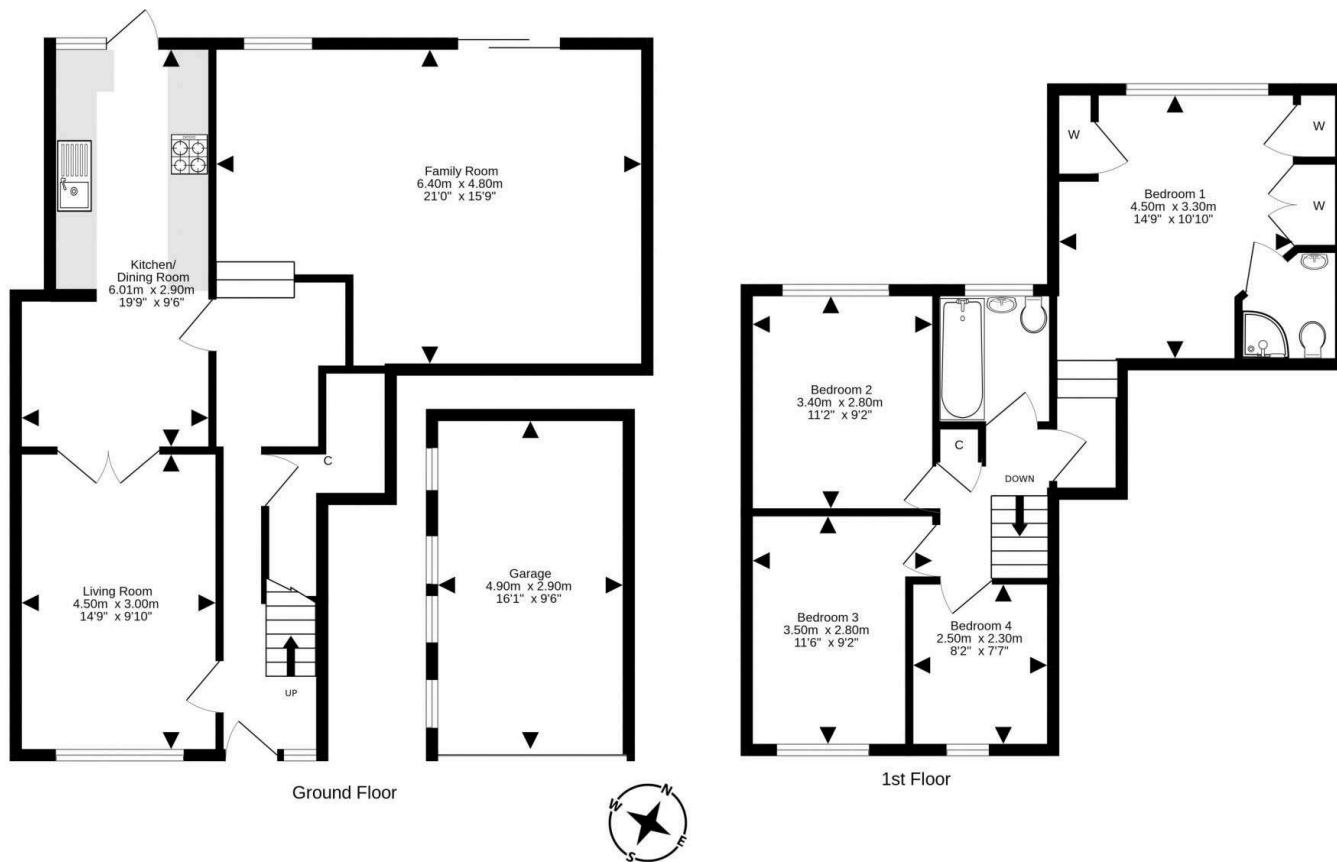
Extras

All floor coverings, light fittings, blinds where fitted, integrated appliances and remaining free standing white goods. Other items may be included by negotiation. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

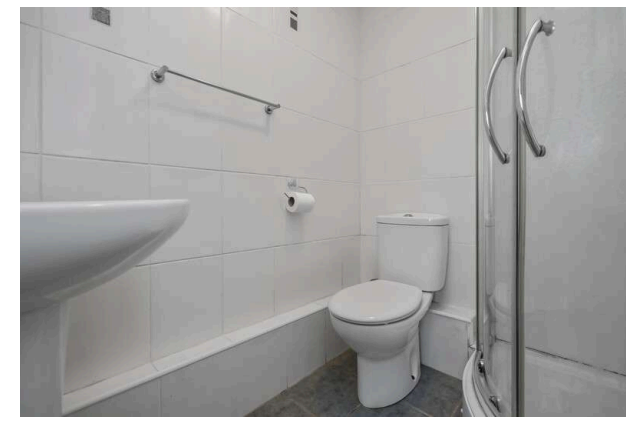
Price & Viewing

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. 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
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.

