



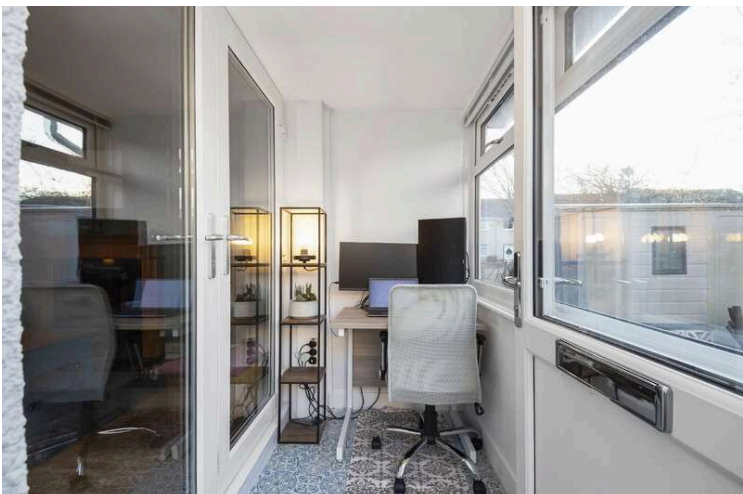
8 Wyvis Park, Penicuik, Midlothian, EH26 8JX

www.mcdougallmcqueen.co.uk



If you are a first-time buyer, if you are looking to downsize or if you require on the level ground floor living, this property is not to be missed. McDougall McQueen are delighted to present to the market this rarely available deceptively spacious one-bedroom end-terraced bungalow, occupying a prime location in a popular residential location in the lovely Midlothian town of Penicuik. Providing spacious accommodation on ground floor level, conveniently located and within walking distance of all amenities, it is thought this property will make the ideal home for first time buyers, professional couples and for those looking for ground floor living. The accommodation is offered to the market in excellent condition throughout having been upgraded by its current owner. There are private garden grounds to the front and rear, whilst parking is on-street but next to the property. Early viewing is highly recommended and not to be missed.

- Entrance hall with ample storage and loft access
- Living room with electric fire and fire surround with French doors to the rear porch
- Rear porch with study area
- Fitted kitchen with a range of base units, wall units and breakfast bar, touch control ceramic hob, oven, extractor, with white goods comprising a fridge freezer, washing machine and tumble dryer, all included
- Double bedroom with front facing window and built-in wardrobes
- Shower room with high level window, double shower, wc, sink, and towel radiator
- Newly fitted double glazing, doors, and porch replaced
- Gas central heating, external thermal cladding, and render
- Garden grounds to the front and rear providing the ideal space for relaxation
- 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.

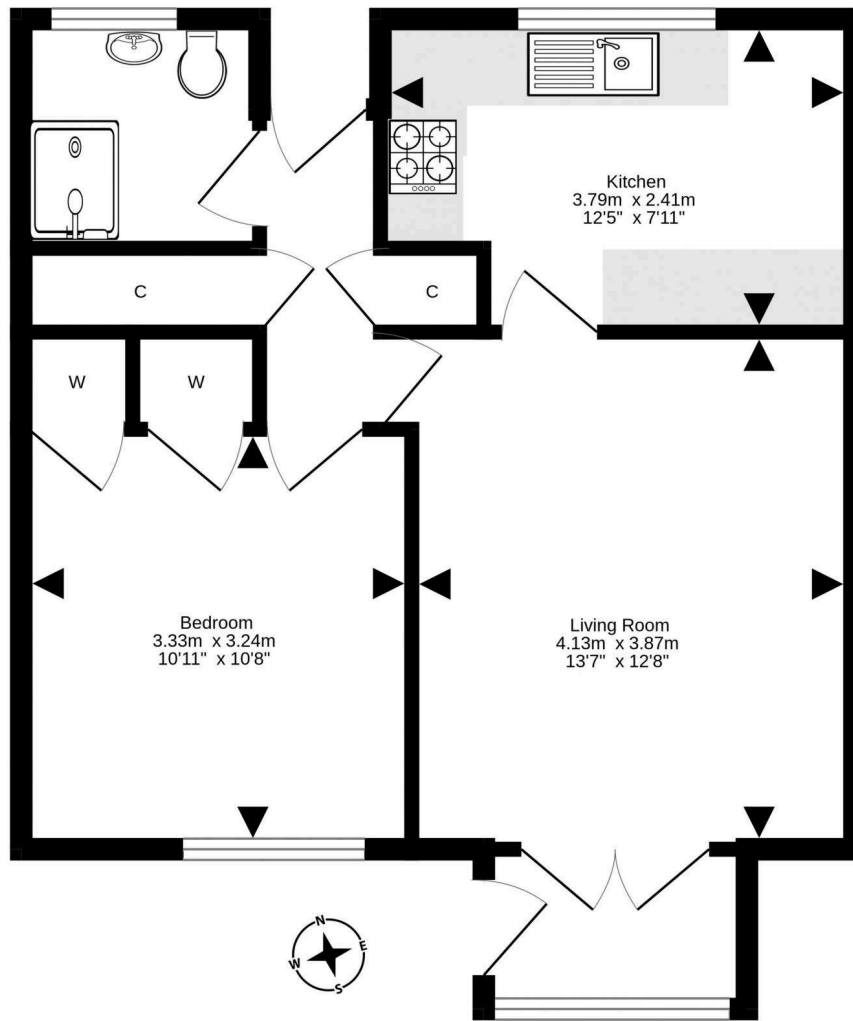
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, any 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. Items of furniture may also be included by negotiation

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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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.

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