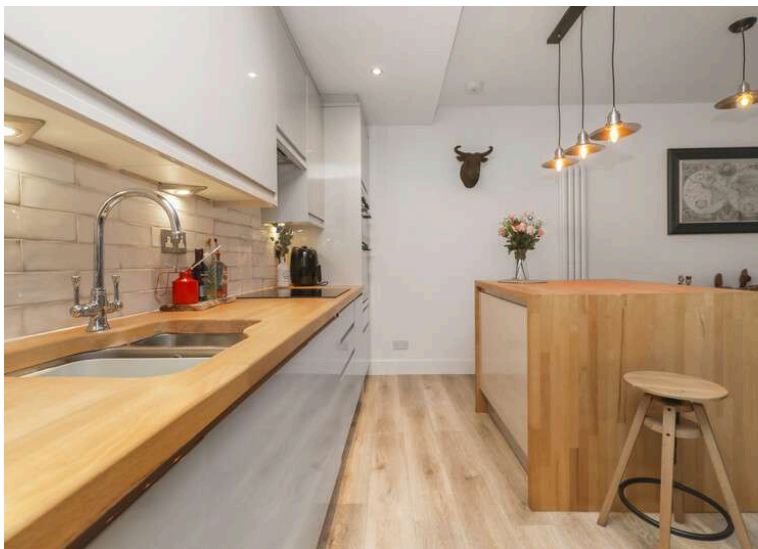




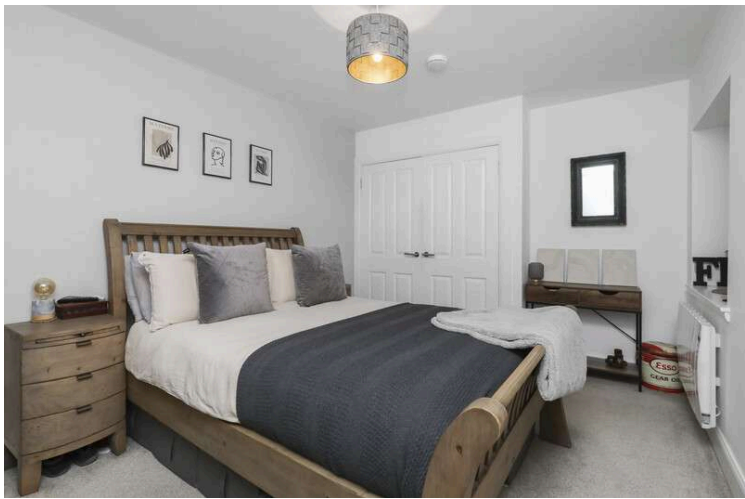
31 West Street, Penicuik, Midlothian, EH26 9DG

www.mcdougallmcqueen.co.uk



Stunning, simply stunning, this one of a kind, bespoke internally designed property is not to be missed. Yet again another superb first-time purchase or downsize opportunity brought to the market by McDougall McQueen. We are delighted to present to the market this individually designed, beautifully spacious main door, two-bedroom with en-suite, ground floor flat, set in a quiet yet centrally located street in the very heart of the lovely Midlothian town of Penicuik. It is thought this property will be ideal for first-time buyers, professional couples or those looking for modern ground floor living in a traditionally built property. This property is presented in outstanding condition with a host of quality features, fixtures, and fittings. Viewing this property is the only way to fully appreciate the standard of accommodation on offer, but be quick, this really is an outstanding purchase.

- Hallway with utility/laundry cupboard and cupboard with electrics
- Wonderfully spacious open plan bespoke kitchen, living and dining room, with twin front facing windows, multi-fuel log burning stove and fireplace with ample space for dining, stunning fitted kitchen with real wood worktops, modern base and wall units, purpose-built island with storage units and breakfast bar with power, inset sink, induction hob, extractor, double oven, integrated fridge freezer, integrated dishwasher, and unit under lighting
- Main double bedroom with rear facing window and built-in wardrobes
- Stunning en-suite shower room with large double shower base, wc and sink with combined vanity unit and towel radiator
- Double bedroom two with twin front facing window and built-in wardrobes
- Gorgeous family bathroom with three-piece white suite featuring a double ended bath with mid mount taps, wc and sink with towel radiator
- Modern electric heating, multi fuel stove, and double glazing



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.

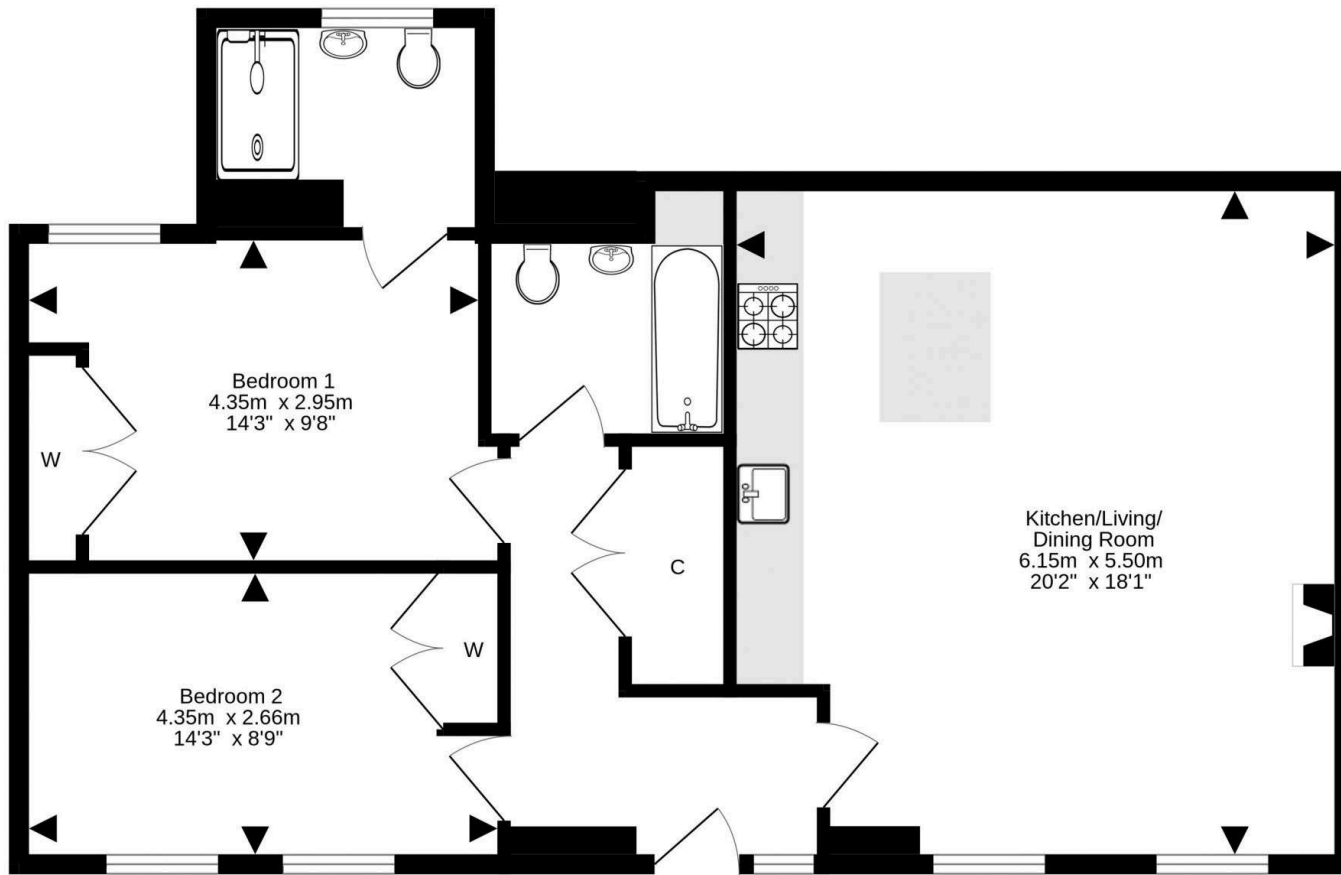
Extras

All floor coverings, light fittings, blinds where fitted, and all 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 available by negotiation.

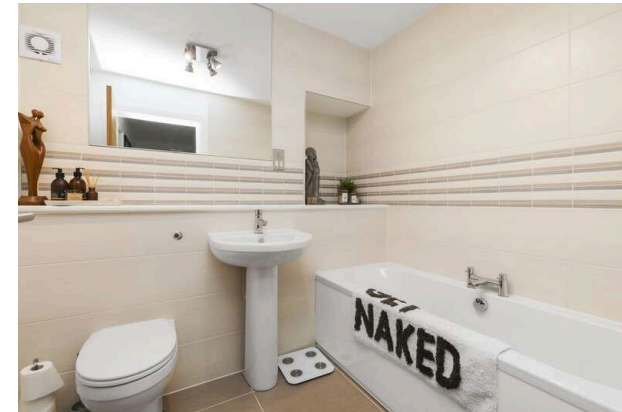
Price & Viewing

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

EPC Band - E



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

Bruntsfield Office: 103-105 Bruntsfield 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.

espc

Mc
McQueen