







Large detached bespoke bungalow, providing flexible accommodation all on ground floor level. McDougall McQueen are delighted to present to the market this spacious, four-bedroom detached bungalow occupying a prime location, in a popular and sought-after residential area in the lovely Midlothian town of Penicuik. Conveniently located and within walking distance of all local schooling and amenities, it is thought this property will make the ideal family home. The property does now require some upgrading but has been generally well maintained. The property is enhanced with double glazing, gas central heating and an attached double garage with light and power.

- Superb sought-after residential location, close to schooling and all amenities
- Entrance vestibule
- Hallway with storage and loft access
- Living room with front facing window
- Fitted dining kitchen with a range of fitted units, gas cooker, extractor, integrated fridge, integrated dishwasher, and garage access
- Utility area in the garage accessed from the kitchen with washing machine and freezer
- Main bedroom with window to the rear, built-in mirrored wardrobes and bedroom furniture
- En-suite shower room
- Bedroom two with twin front facing windows with fitted mirrored wardrobes
- Bedroom three with window to the rear and built-in wardrobe
- Bedroom four with front facing window
- Family bathroom with three-piece suite with electric shower over the bath
- Gas central heating and double glazing
- Private garden grounds to the front, side, and rear
- Attached double garage with internal access, light, power, plumbed utility area and workbench
- Floored loft area to the house and garage with light & 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.

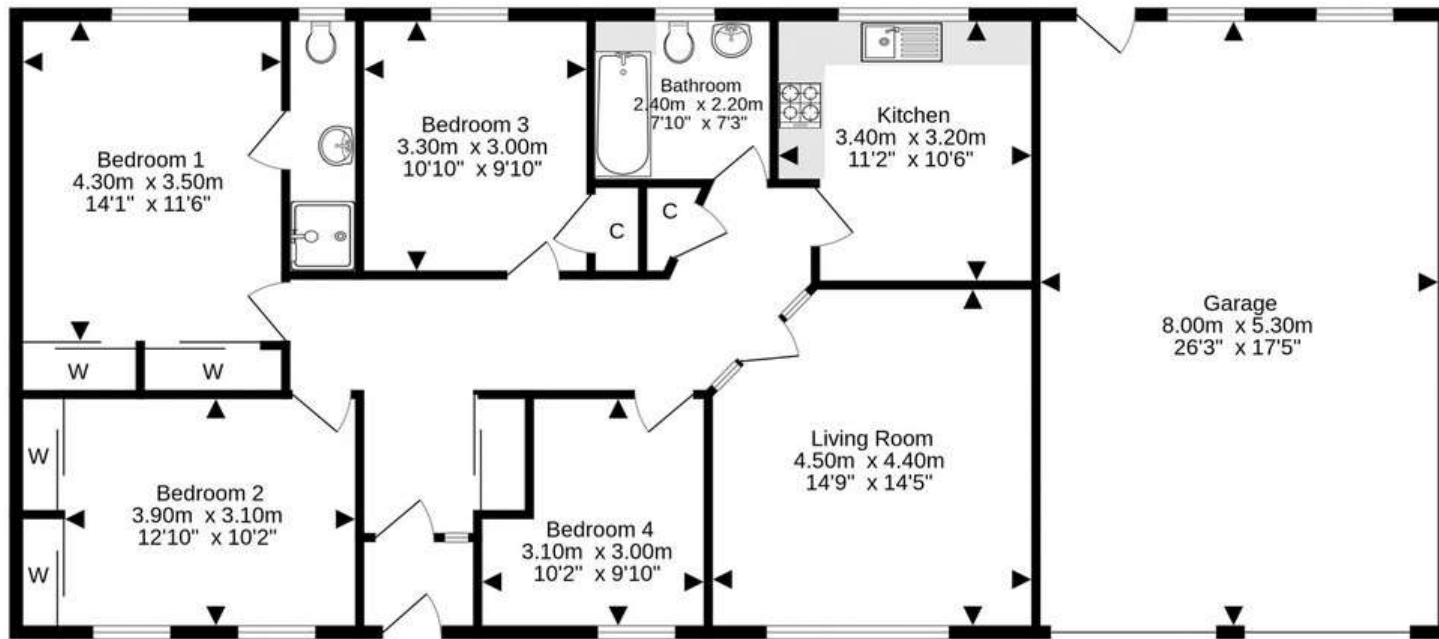
## Extras

Included in the sale are. Floor coverings, light fittings, blinds where fitted, all integrated appliances and any remaining white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen.

## 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 ©2024



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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.

