



38 Lower Valleyfield View, Penicuik, Midlothian, EH26 8NT

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Superbly spacious and rarely available property set in a quiet and stunning location. McDougall McQueen are delighted to present to the market this lovely two-bedroom flat with en-suite, set in the much sought-after Lower Valleyfield development in the bustling Midlothian town of Penicuik. Superbly located this property offers a quiet naturally beautiful location and yet is within walking distance of all local amenities, ideal for first time buyers, professional couples, and young families. The accommodation is offered to the market in clean condition throughout and comes complete with communal garden grounds and a residential car park. This modern property and its location, are sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Secure communal entry
- Entrance hall with storage
- Lovey, spacious, and bright living and open plan dining room, with bay window and Juliet balcony
- Good sized fitted kitchen with a range of base and wall units, gas hob, oven, extractor, integrated fridge freezer, integrated washer dryer, and integrated dishwasher
- Main bedroom with his and hers built-in double wardrobes
- En-suite shower room with wc and sink with vanity unit
- Bedroom two with double wardrobe
- Family bathroom with three-piece white suite featuring a bath, wc and sink with combined vanity unit
- Gas central heating and double glazing
- Communal garden grounds and residential car park.



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.

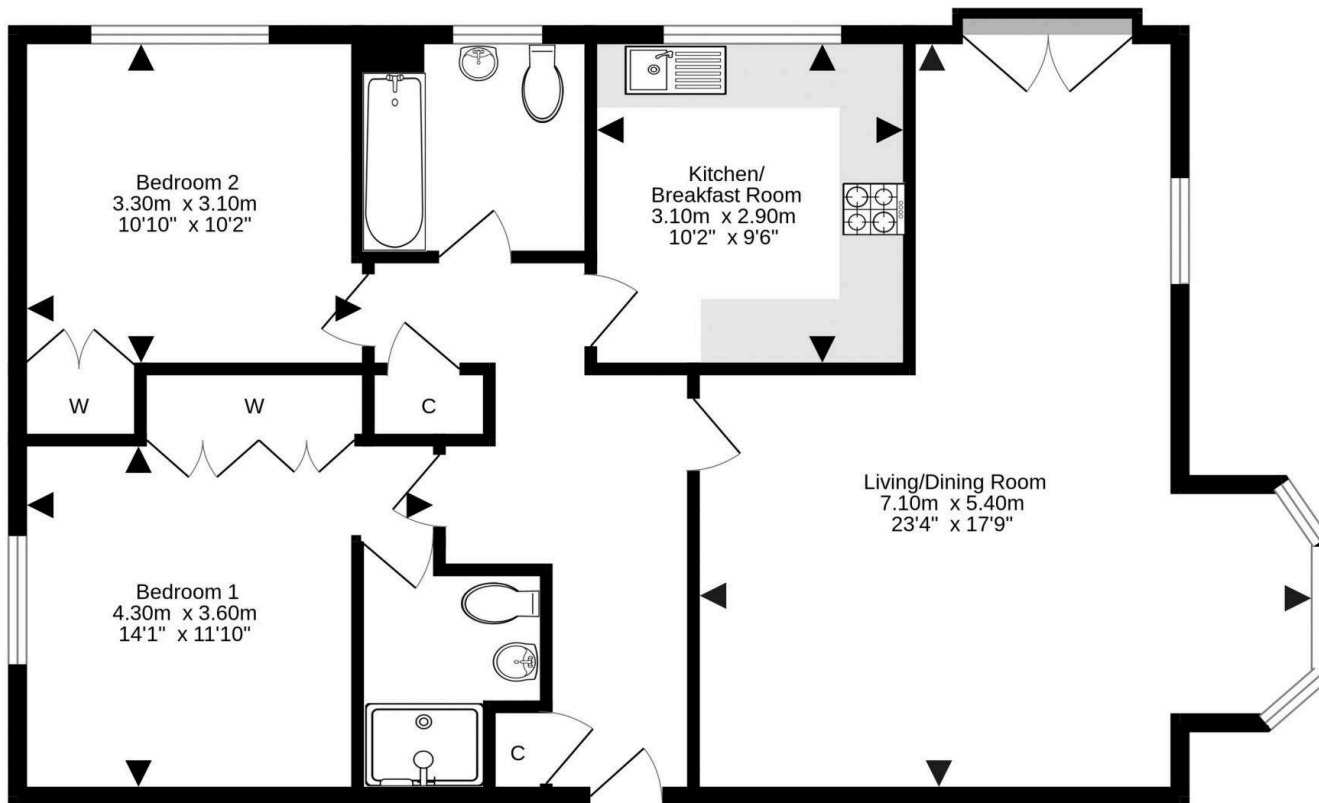
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and integrated appliances. 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 - B



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.

