





Superbly spacious and rarely available property set within a quiet cul de sac location. McDougall McQueen are delighted to present to the market this gorgeous three-bedroom extended linked detached bungalow, set in the much sought-after Terregles development in the bustling Midlothian town of Penicuik. Superbly located, this property is within walking distance of all local amenities, ideal for professional couples, young families and those looking for ground floor living. The accommodation is offered to the market in turn key condition throughout and comes complete with a driveway, garage, and private garden grounds.

- Superb sought-after residential location
- Entrance hall with storage and utility cupboard plumbed for a washing machine
- Lovely, spacious, and bright living room with front facing window and French doors to the dining kitchen
- Superb open plan dining kitchen with a great range of base and wall units, Rangemaster dual fuel cooker, extractor, dishwasher, and large open plan dining space
- Double bedroom with full width mirrored wardrobes and

- store cupboard
- Double bedroom with double wardrobes
- Double bedroom with built-in mirrored wardrobes
- Family bathroom with three-piece white suite featuring a p-shape bath, wc, sink and towel radiator
- Gas central heating and double glazing
- Private garden grounds to the front and rear which provide the ideal space for outside entertaining and relaxation
- Driveway and attached single garage



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.

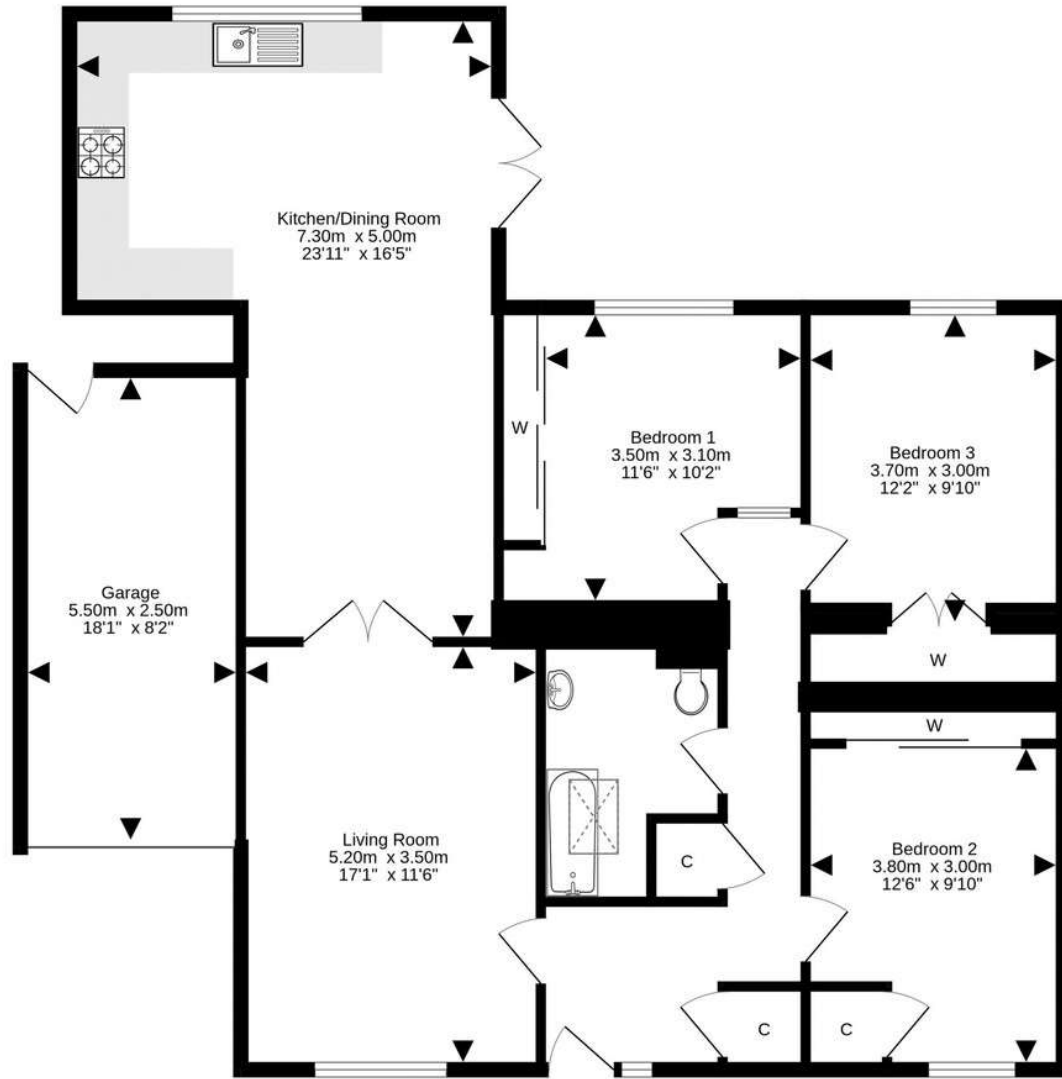
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and range cooker. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including all white goods may be available and are subject to offer.

Price & Viewing

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

EPC Band - D



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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