



Rarely available this one bedroom terraced bungalow offers bright and spacious accommodation with private gardens to the front and rear. Ideally located in a popular residential area within the popular Midlothian town of Penicuik, conveniently located and close to all amenities and transport links offering a swift commute to Edinburgh. This charming property would suit a first time buyer, or downsizer and investment opportunity. Ample on street parking for residents and visitors. Presented to the market in good order throughout, we would recommend an early viewing

- Reception hallway with hatch to attic
- Bright and spacious living room with original fireplace and working open coal fire, patio doors offer direct access to the rear garden
- Fully fitted kitchen equipped with a range of wall and base units along with integrated appliances
- Double bedroom rear facing with built in wardrobes and a useful storage cupboard
- Bathroom comprises WC, wash hand basin, vanity storage and a walk in shower unit
- Gas central heating and double glazing
- Enclosed garden to the rear with a decked area and garden shed
- Private garden to the front
- On street parking

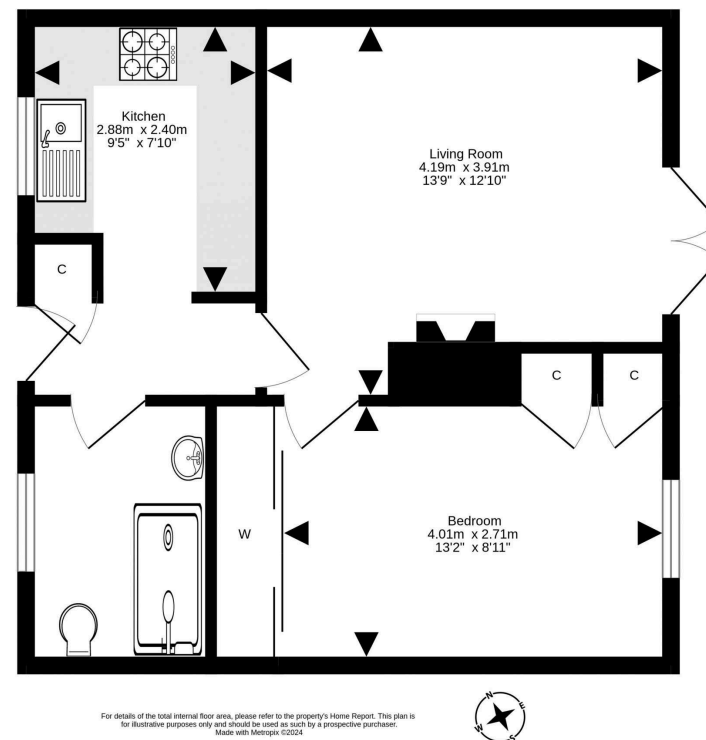
Location

Situated just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with all the advantages of city living. The bustling town centre is home to a selection of high-street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets, plus more extensive shopping facilities at nearby Straiton Retail Park. Residents of Penicuik are spoilt for choice when it comes to sport and fitness activities, including a state-of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside - from invigorating hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk. The property is perfectly positioned for direct access to rural walking routes. Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services.

Price & Viewing

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

EPC Band - C



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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.

