



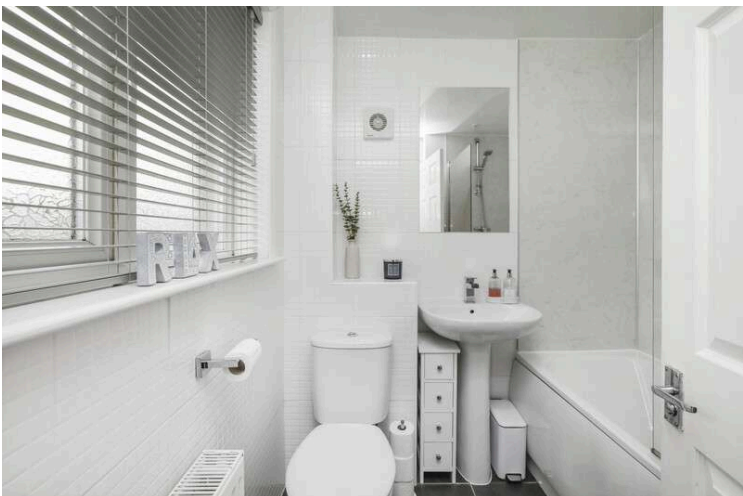
12 Harkenburn Gardens, Penicuik, Midlothian, EH26 9JR

www.mcdougallmcqueen.co.uk



Welcome to Harkenburn Gardens, this delightful three bedroom semi-detached property offers bright and spacious accommodation boasting a generous sized plot. The property is ideally located in a popular residential area within the Midlothian town of Penicuik close to many local amenities, schooling and quick transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Entrance hallway.
- Living/dining room with windows to the front and rear.
- Fully fitted kitchen equipped with a range of wall and base units along with integrated appliances.
- Staircase to upper landing, linen cupboard and hatch to partially floored attic accessed by a fixed ladder.
- Front facing double bedroom.
- Rear facing double bedroom with a useful storage cupboard.
- Third bedroom front facing with a storage cupboard.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Fabulous private gardens to the front, side and rear, two large sheds, decked area, parking space and driveway.



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.

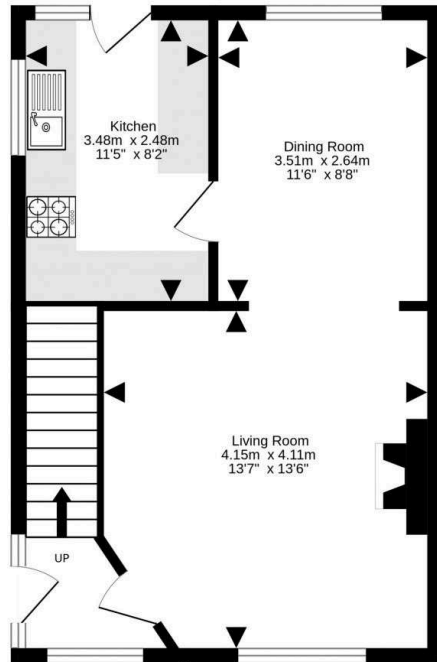
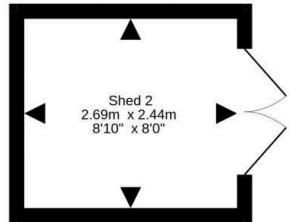
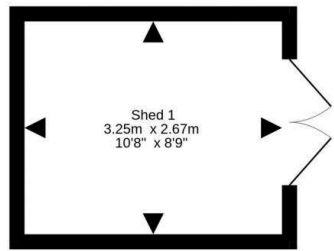
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, freestanding white wardrobes, kitchen cooker and two sheds in garden . Other items may be included by negotiation. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

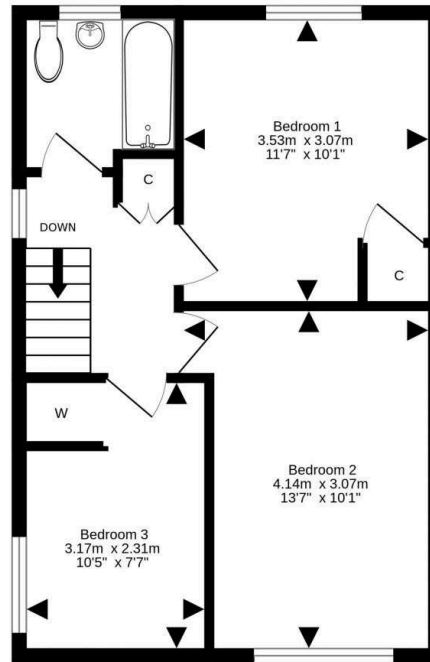
Price & Viewing

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

EPC Band -C



Ground Floor



1st Floor



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



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