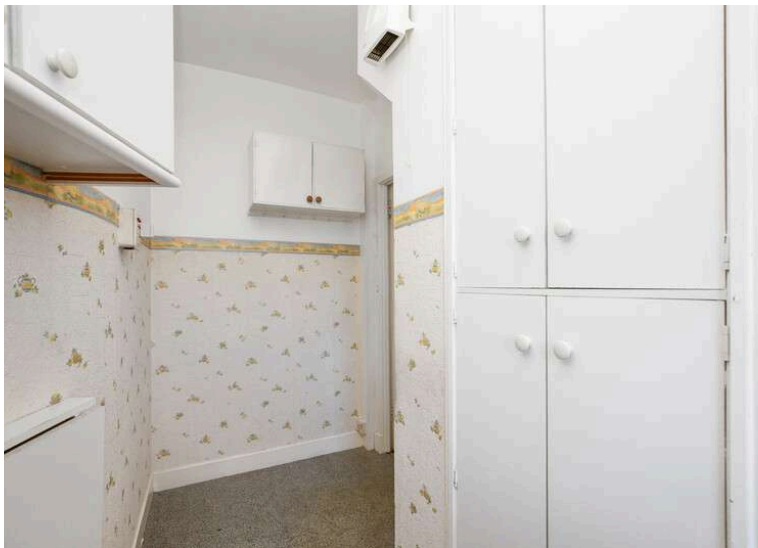




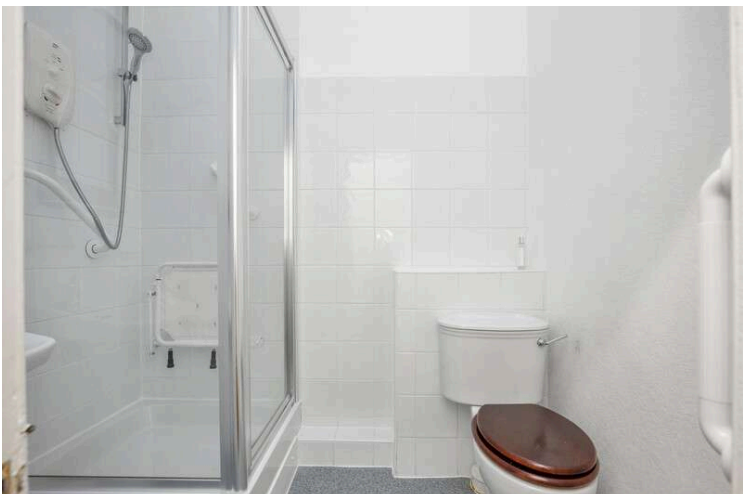
16 Jackson Street, Penicuik, Midlothian, EH26 9BH

www.mcdougallmcqueen.co.uk



A great opportunity to purchase this traditional stone built two bedroom upper villa which now would benefit from upgrading. The property offers flexible and spacious accommodation with a private part of the garden to the rear along with a shared drying green. The property is ideally located in the heart of the popular Midlothian town of Penicuik close to an abundance of local amenities, schooling and excellent transport links within easy reach of the city bypass. Presented to the market in good, clean condition throughout, we would recommend an early viewing.

- Reception hallway with hatch to the attic accessed by a fixed ladder.
- Bright and spacious living room, rear facing over the gardens.
- Kitchen off the living room.
- Generously proportioned front facing double bedroom.
- Further double bedroom front facing.
- Bathroom presented as a shower room comprising WC, wash hand basin and shower cubicle.
- Electric storage heaters.
- Double glazing throughout.
- Shared drying green along with a private plot beyond the drying green.
- On street parking.



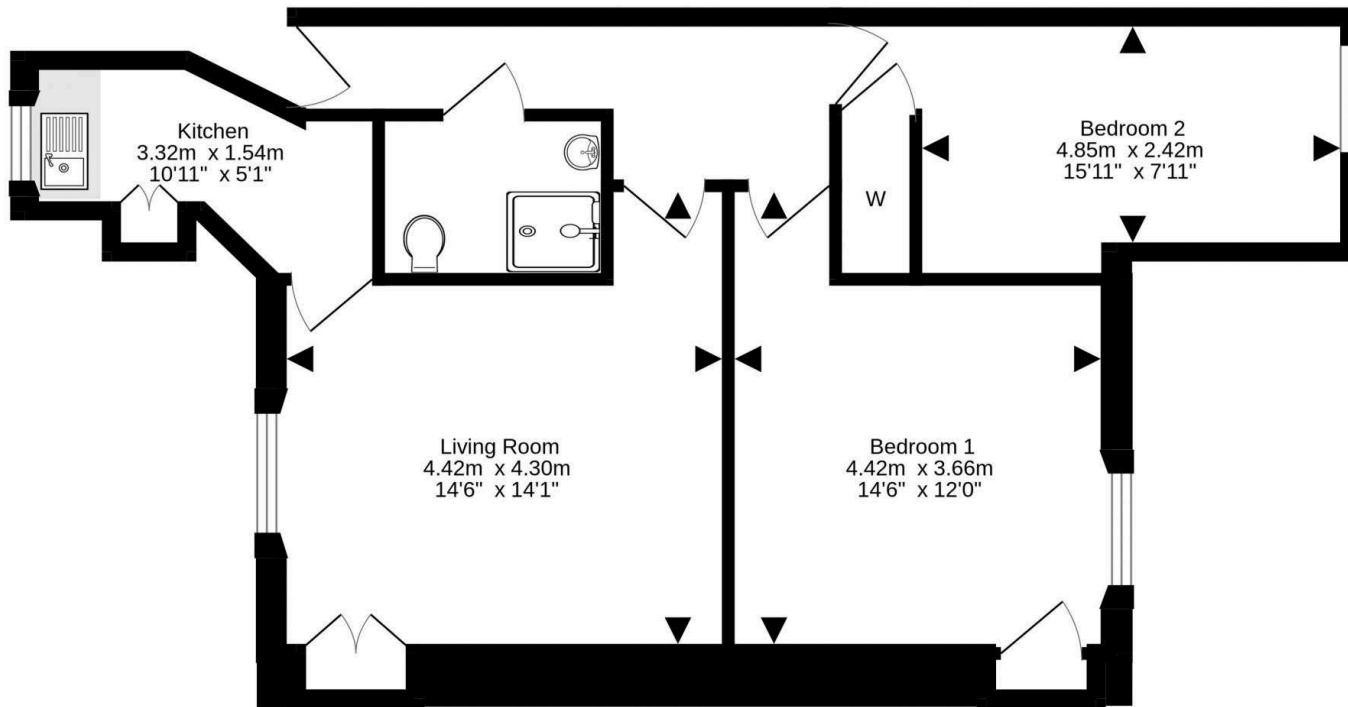
Location

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. Penicuik is served by several primary schools and two high schools. Due 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 - E



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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