





Large extended detached property, providing spacious and flexible family accommodation over two levels. McDougall McQueen are delighted to present to the market this large, bright, and spacious, four-bedroom extended detached house occupying a prime spot, set within a large garden plot, in a popular and much sought-after residential area in the lovely Midlothian town of Penicuik. Conveniently located and within walking distance of all local schooling and amenities, it is thought this property will make the ideal family home. The property is offered now requiring some modernisation but has been well maintained throughout the years and offers very spacious family accommodation. The property is enhanced with double glazing, gas central heating, driveway, detached single garage, and good-sized private garden grounds surrounding the property. This ideal family home and its location are sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Hall with stairs to the upper level
- Spacious living room with front facing window
- Dining room with rear facing window
- Large kitchen and utility area with a range of units, five ring gas hob, double oven, and a free-standing white goods
- Large study, possible bedroom five, situated off the kitchen
- Upper hallway with loft access
- Principle bedroom with front facing window and built-in wardrobes
- En-suite with corner shower, wc, and sink with vanity unit
- Bedroom two with window to the rear
- Bedroom three with front facing window and store cupboard
- Bedroom four with window to the front and over stair store cupboard
- Family bathroom with three-piece suite, shower attachment, wc, sink with vanity unit, and heated towel radiator
- Double glazing and gas central heating
- Driveway and detached single garage
- Lovely garden plot with private garden grounds to the front, side, and rear, which are ideal for outside entertaining and relaxation



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.

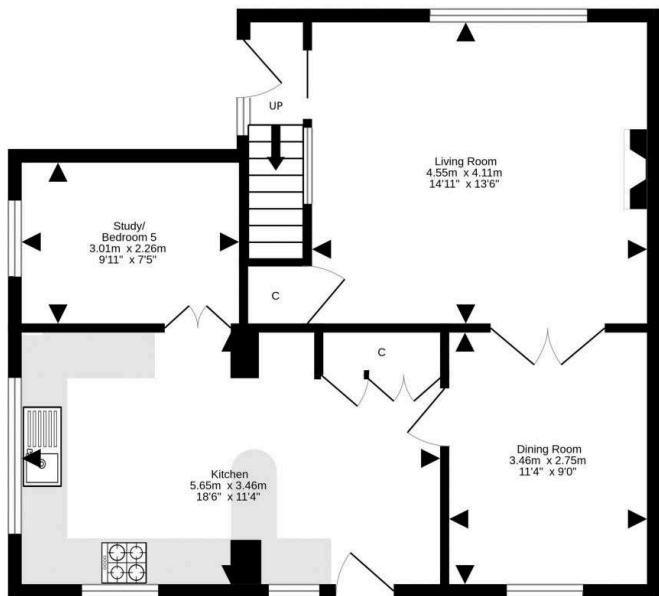
Extras

Included in the sale are. Floor coverings, light fittings, and blinds where fitted, oven, hob, and all remaining appliances. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items may be available by negotiation.

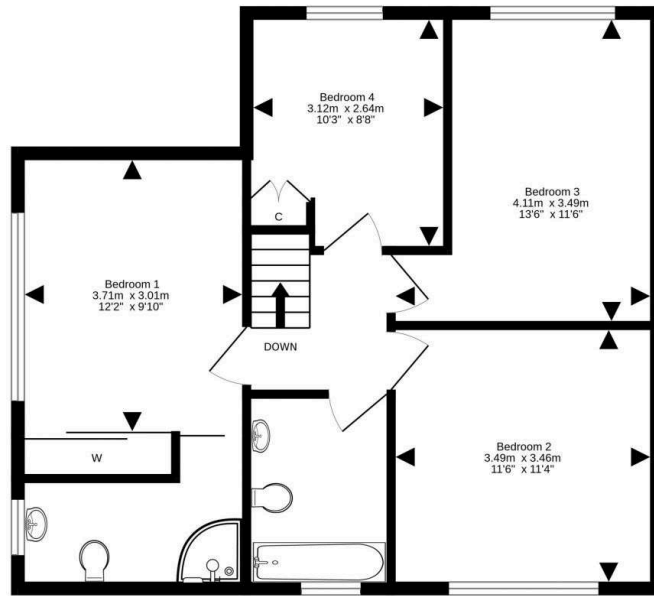
Price & Viewing

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

EPC Band - C



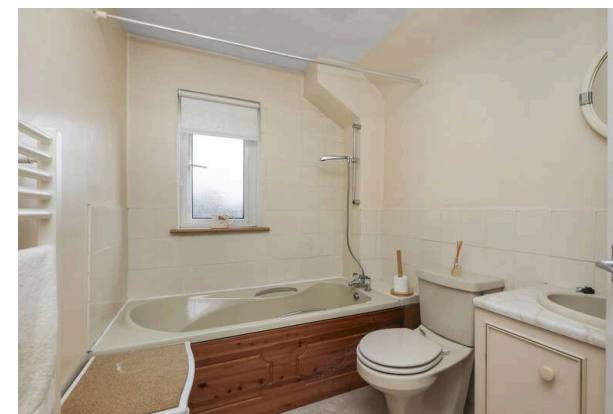
Ground Floor



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
 Bruntisfield Office: 103-105 Bruntisfield 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.

