



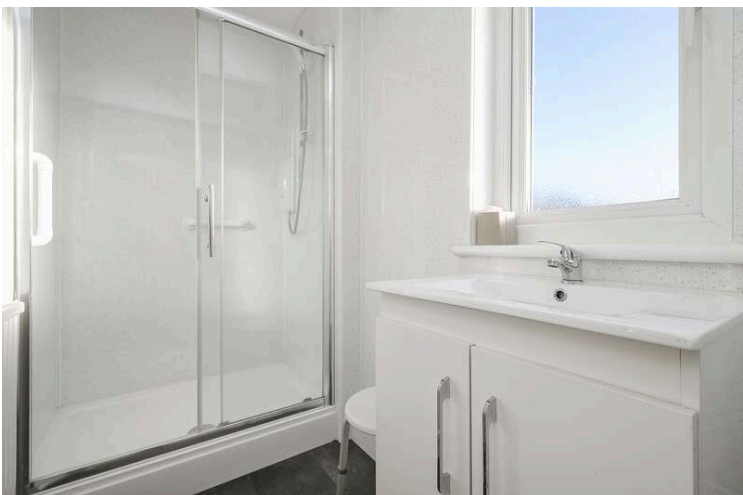
84 Windsor Drive, Penicuik, Midlothian, EH26 8EP

www.mcdougallmcqueen.co.uk



Another superb family home representing excellent value. McDougall McQueen are delighted to present to the market this spacious three-bedroom (possible fourth bedroom) semi-detached house, occupying a prime location in a popular residential location in the lovely Midlothian town of Penicuik. Providing spacious flexible accommodation over two levels, conveniently located and within walking distance of all amenities, it is thought this property will make the ideal home for first time buyers, professional couples and for young families looking for more space. The accommodation is offered to the market requiring some décor and light refurbishment, but offering excellent value in today's market. There are private garden grounds to the front, side, and rear, whilst parking is provided by a gated driveway.

- Superb location within walking distance of all amenities
- Entrance hall with under stair store cupboard
- Spacious living and dining room with front and rear facing windows and wall mount gas fire
- Fitted kitchen with a range of base and wall units, ceramic hob with glass splashback, oven, and free-standing washing machine
- Dining room, previously this was the fourth bedroom
- Upper hallway with loft access
- Separate toilet with wc and sink
- Shower room with double shower base, electric shower over, and sink with vanity unit
- Bedroom one with front facing window
- Bedroom two with rear facing window
- Bedroom three with front facing window and over stair storage
- Double glazing and gas central heating
- Good sized garden grounds to the front, side, and rear, providing the ideal space for entertaining and relaxation
- Gated driveway providing off-street parking



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.

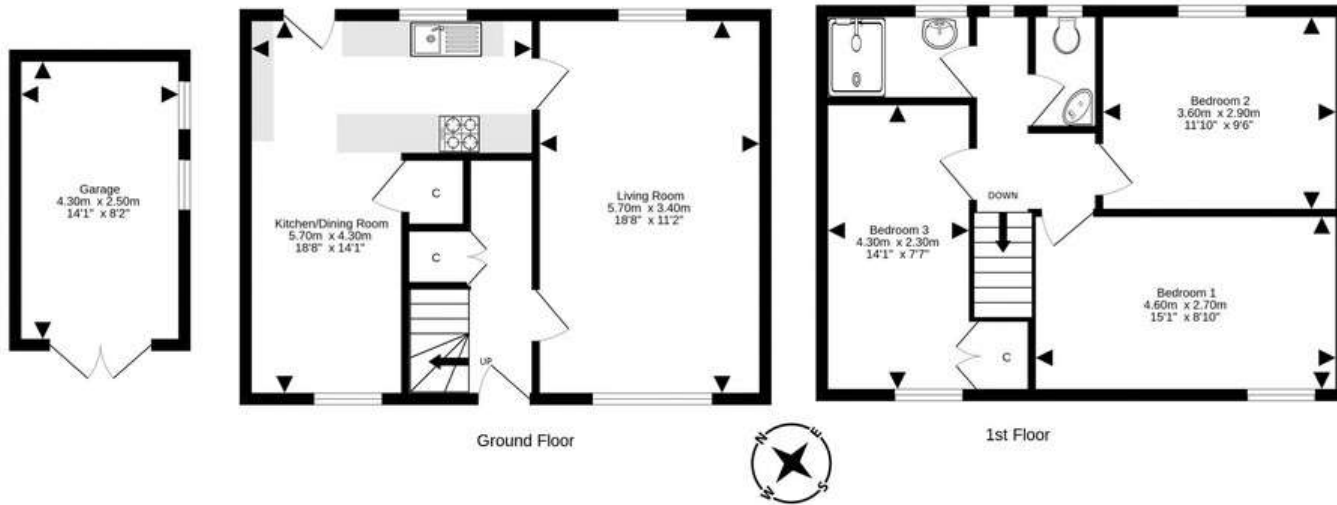
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances and remaining white goods. 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 - 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.

