



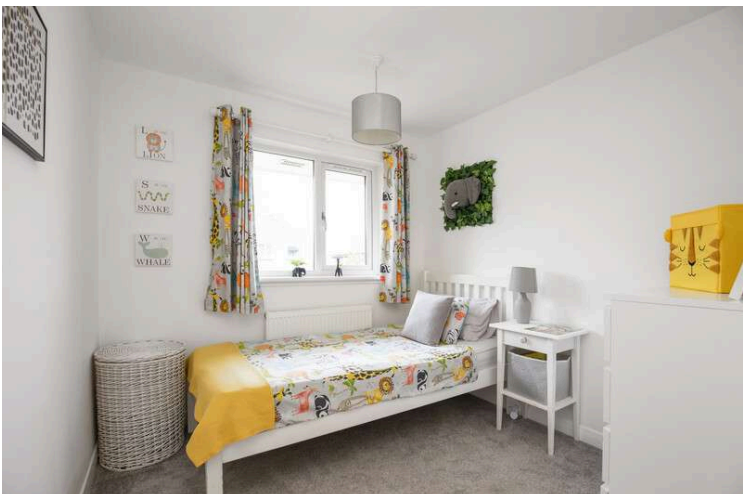
19 Clerk Road, Penicuik, Midlothian, EH26 9HB

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Stunning detached property, one that is not to be missed. McDougall McQueen are delighted to present to the market this gorgeous, bright, and spacious, three-bedroom extended detached house occupying a prime spot, 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 in turnkey condition throughout, having been well maintained and beautifully improved throughout the years by its current owner and offers spacious family accommodation over two levels. The property is enhanced with double glazing, gas central heating and a detached garage with light and power. 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.

- Entrance hall
- Ground floor WC
- Spacious living room with dual aspect windows and fireplace
- Stunning open plan fitted dining kitchen with a range of base and wall units, breakfast bar, gas hob, oven, extractor, integrated microwave oven, integrated washing machine, integrated dishwasher, and integrated fridge freezer
- Lovely dwarf wall conservatory with heating, light, and power
- Upper hallway with glass balustrade, and loft ladder access to a part floored loft with light
- Main bedroom with window to the front
- En-suite shower room with overhead raindrop shower, wc and sink
- Bedroom two with window to the rear
- Bedroom three with window to the front with over stair store
- Gorgeous family bathroom with three-piece suite
- Gas central heating and double glazing
- Superb garden plot with private garden grounds to the front, and rear, which are ideal for outside entertaining
- Detached single garage with light and power



## 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.

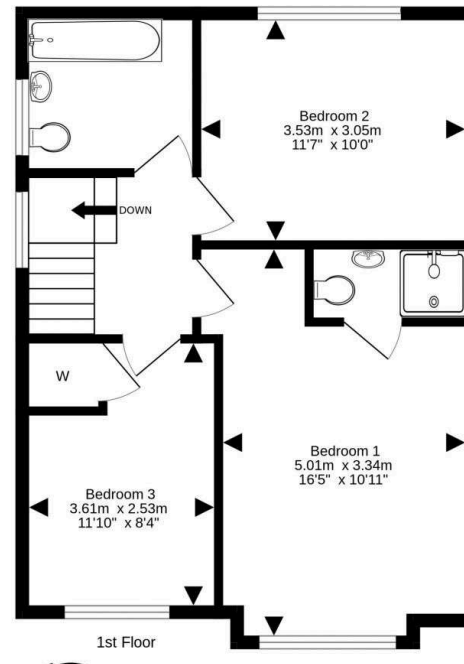
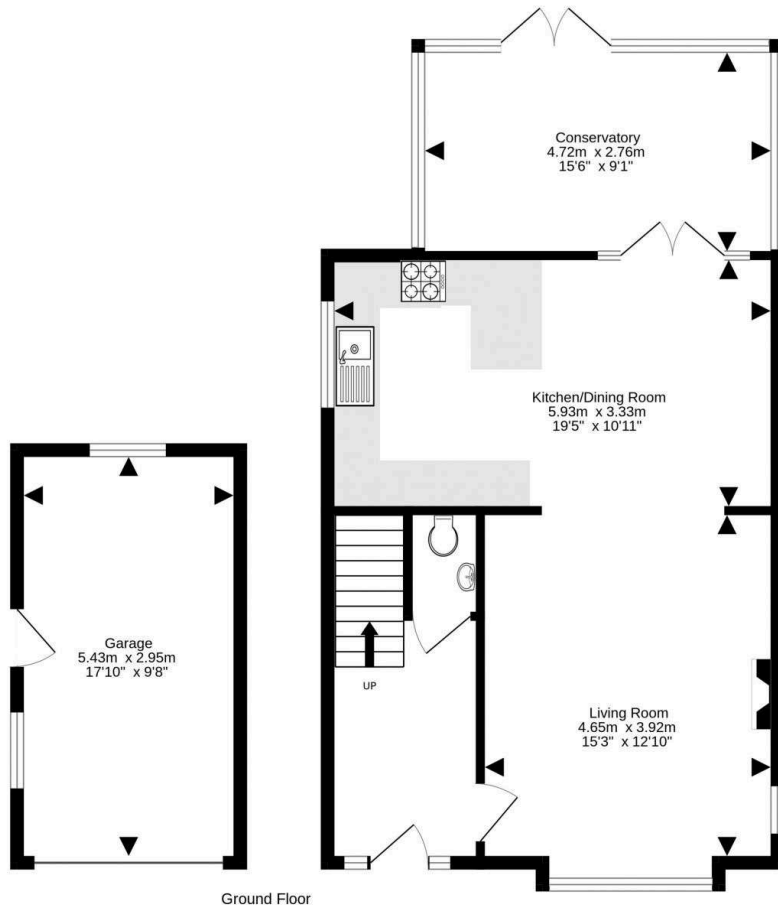
## Extras

All floor coverings, light fittings, blinds where fitted, and all integrated 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



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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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](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://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.

