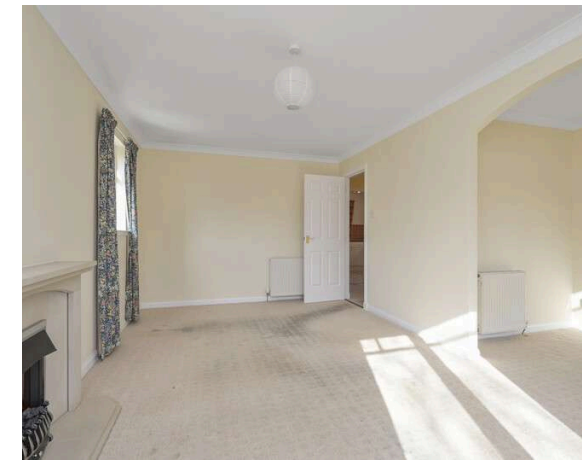




21 Bankmill View, Penicuik, Midlothian, EH26 8NZ

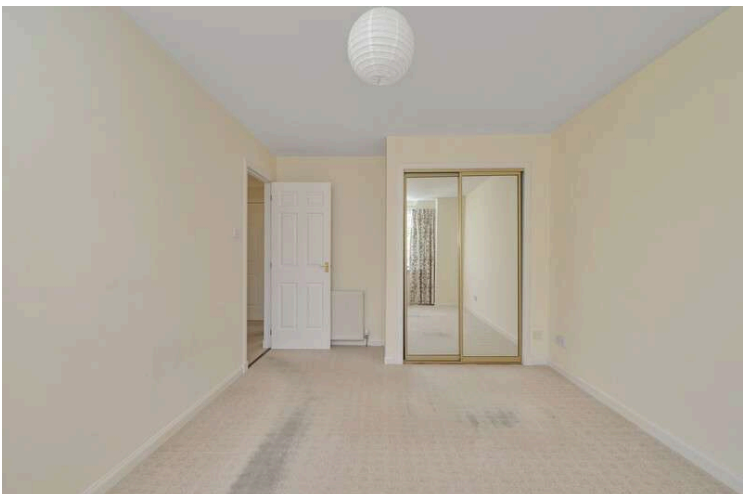
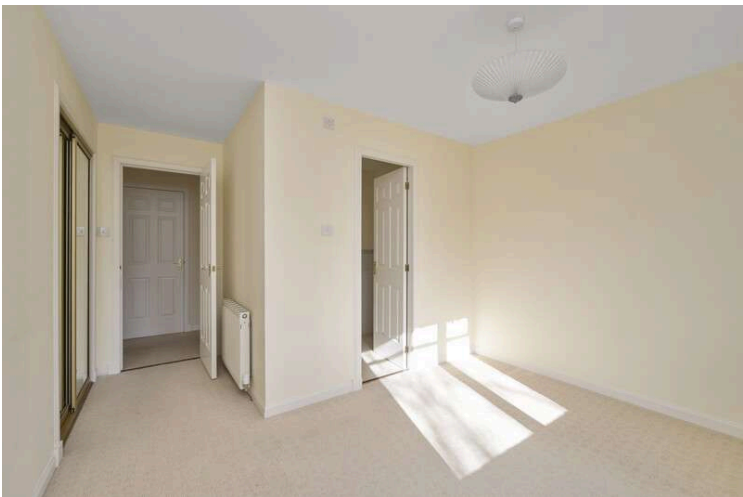
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)





Lovely main door flat set in a lovely tranquil location. McDougall McQueen are delighted to present to the market this lovely, bright, and spacious two-bedroom upper main door flat set in a modern development in the vibrant Midlothian town of Penicuik. Conveniently placed within a much sought after residential location, this property is within walking distance of Penicuik town centre and all the amenities it has to offer, whilst still being within a tranquil and calming location. This property is offered in good clean condition throughout having been well maintained by its current owner and will appeal to a host of potential purchasers. There are communal garden grounds with both allocated and visitor parking. The modern accommodation and its location are sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Own main door entrance
- Lower entrance Hall with storage and stairs to the upper level
- Upper hallway with ample storage, and loft ladder access to a part floored loft with light
- Spacious living room with dual aspect windows, electric fire, and feature fire surround
- Dining area accessed via an archway from the living room
- Fitted breakfasting kitchen with a range of base and wall units, electric hob, extractor, and oven
- Main bedroom with double mirrored wardrobes
- En-suite shower room
- Bedroom two with double mirrored wardrobes
- Family bathroom with three-piece white suite with shower attachment
- Gas central heating and double glazing
- Communal garden grounds with bin and bike store
- Allocated parking space with ample visitor 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

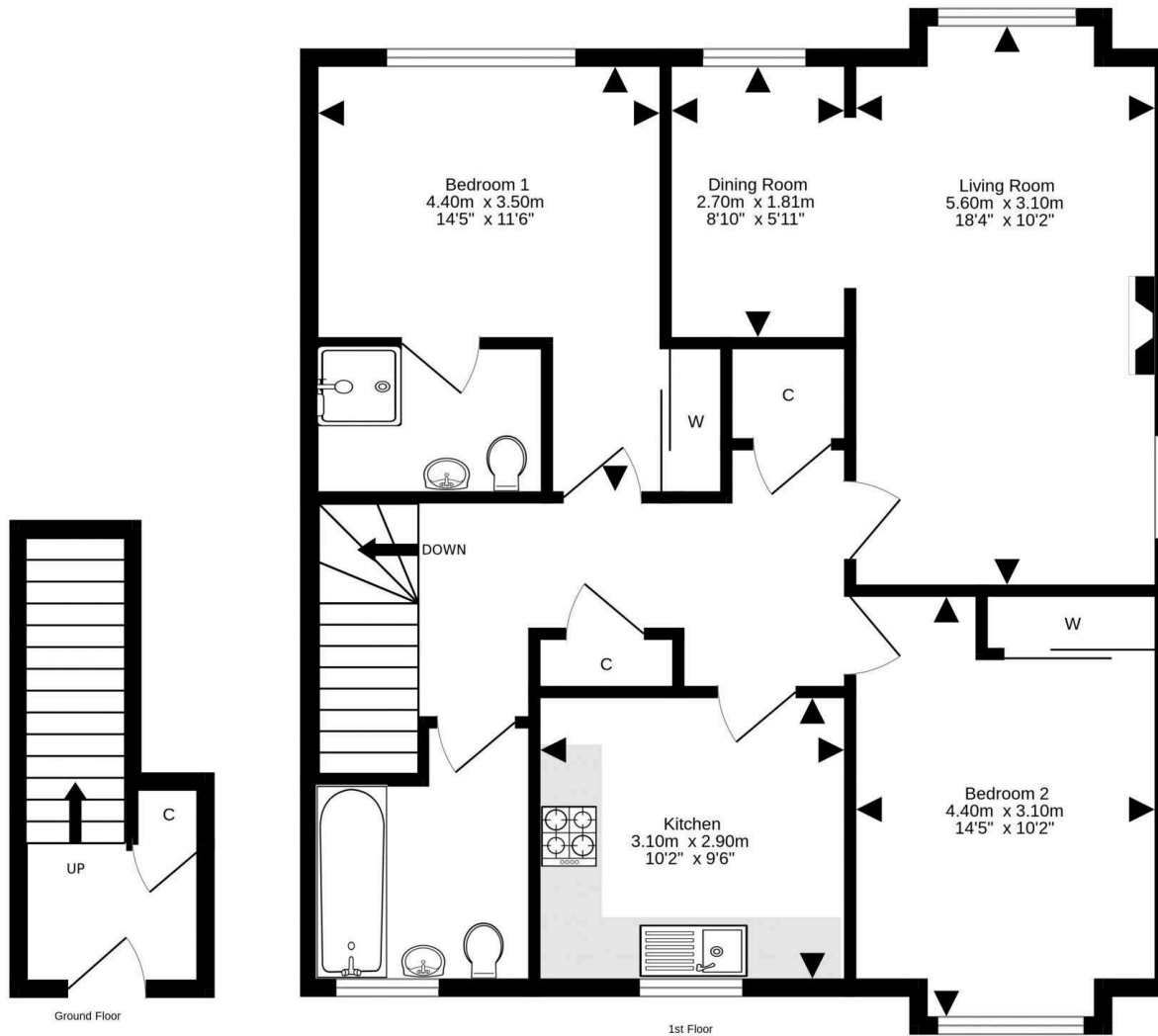
Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any movable item, appliance, integrated or otherwise included in the sale as these items are deemed sold as seen.

## 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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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

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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.

espc

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