



12 Brockwood Avenue, Penicuik, Midlothian, EH26 9AJ

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Superb opportunity for first-time buyers and professional couples. McDougall McQueen are delighted to present to the market, this two-bedroom plus study/office, semi-detached house set in an established residential estate in the bustling Midlothian town of Penicuik, conveniently located close to all local amenities including both primary and secondary schooling. The property is offered for sale in good clean condition and benefits from garden grounds to the front, side, and rear, with a driveway providing off-street parking and access to a wooden garage.

- Popular residential location
- Superb family home or first-time purchase
- Hallway with under stair store cupboard and stairs to the upper level
- Ground floor study/office with window to the side
- Spacious living room with front facing window, and living flame gas fire with feature surround
- Fitted dining kitchen with a range of base and wall units with gas cooker, extractor, and remaining free-standing white goods
- Upper hallway with Ramsay ladder loft access (part floored)
- Bedroom one with built-in wardrobes, store cupboard and a front facing window
- Bedroom two with window to the rear and including wardrobes
- Family shower room with electric shower, wc, and sink with vanity unit
- Gas central heating and double glazing
- Private front, side, and rear gardens which are ideal for outside entertaining
- Monoblock driveway providing parking for several cars
- Detached wooden garage/store with light and power



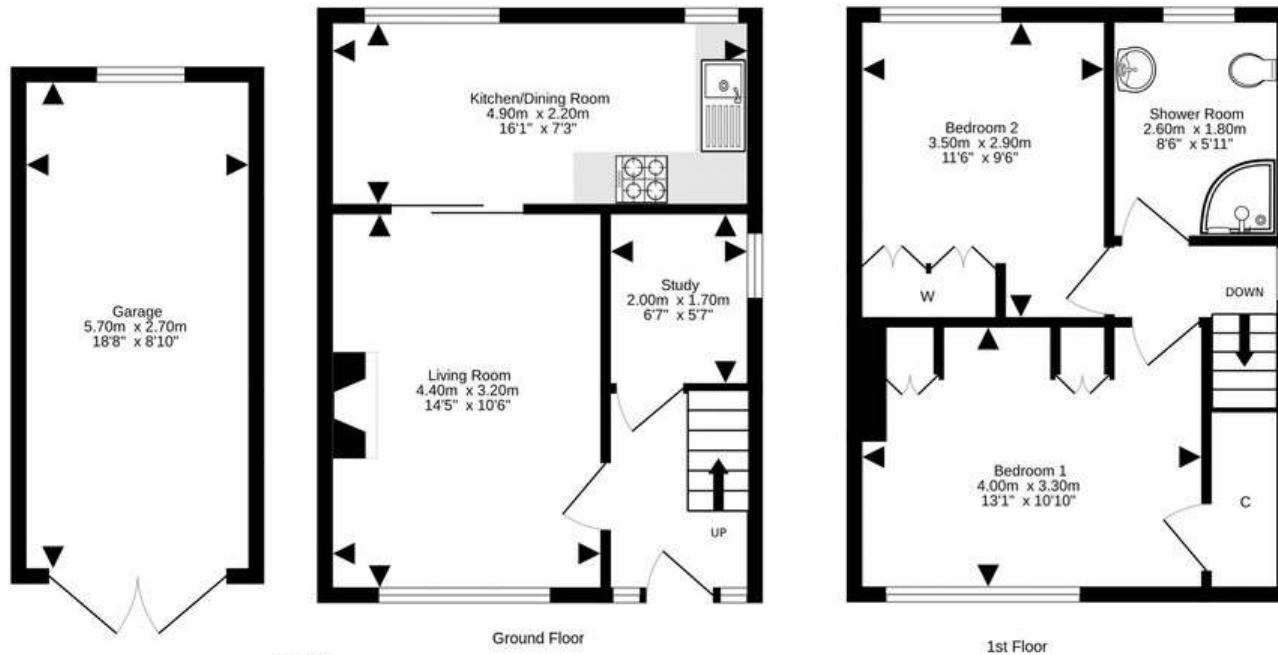
Location

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is skiing at Hillend. 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, gas cooker, remaining free-standing white goods and wardrobes in bedroom two. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.

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
 Bruntsfield Office: 103-105 Bruntsfield 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.

