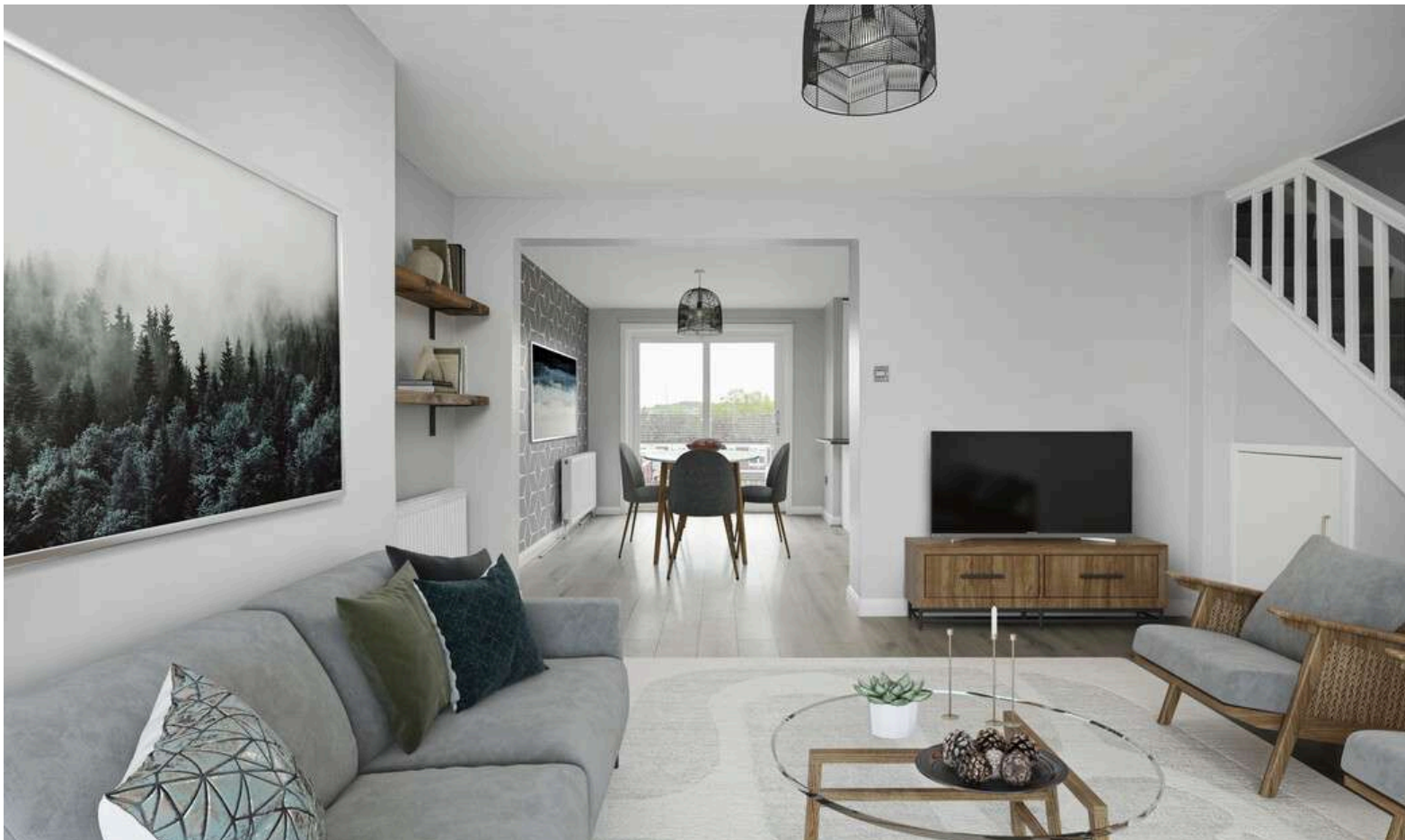




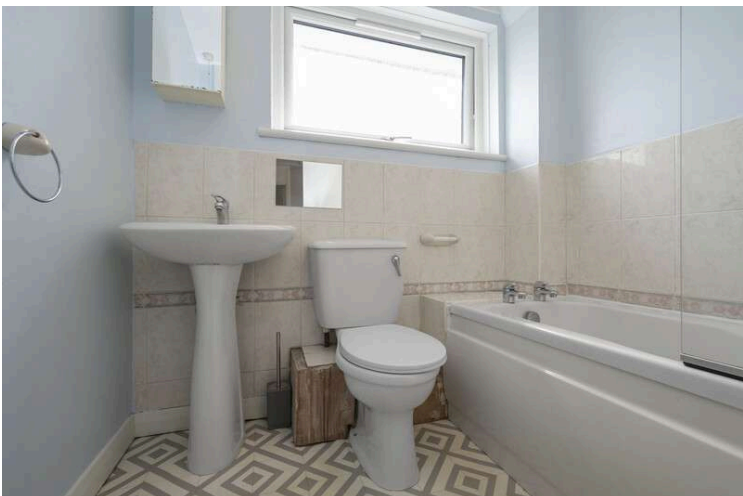
10 Kirkton Bank, Penicuik, EH26 9HY

www.mcdougallmcqueen.co.uk



Buyers are invited to view this lovely semi detached home set in a popular residential area. The property has been upgraded the kitchen/dining area and would make a perfect starter family home. Set over two levels the accommodation briefly comprises on the lower level a fantastic contemporary open plan configuration and gives a flexible living space, the kitchen area comprises white shaker style units with contrasting worktop, integrated double oven, dishwasher, washing machine, gas hob with modern extractor above, space for American style fridge/freezer (included in sale) and a lovely natural light to the area is gained via the dual aspect windows and glazed door giving access to the rear garden. There is a patio doors from the dining area/family room giving more natural light. On the upper level are 3 bedrooms and a family bathroom with shower over bath and window giving natural light. Externally there are gardens to the front and rear and the benefit of a garage and driveway.

- Attractive semi detached home
- Open plan downstairs configuration
- 3 Bedrooms and bathroom, GCH & DG
- Garage with driveway, gardens front & rear
- Close proximity to schools and amenities
- Gas central heating & double glazing



Location

Situated just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with all the advantages of city living. The bustling town centre is home to a selection of high-street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets, plus more extensive shopping facilities at nearby Straiton Retail Park. Leisure facilities are first class and include a state-of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside - from hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk. Penicuik is served by several primary schools and two high schools and is also well placed for excellent independent schools and private childcare options. Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services

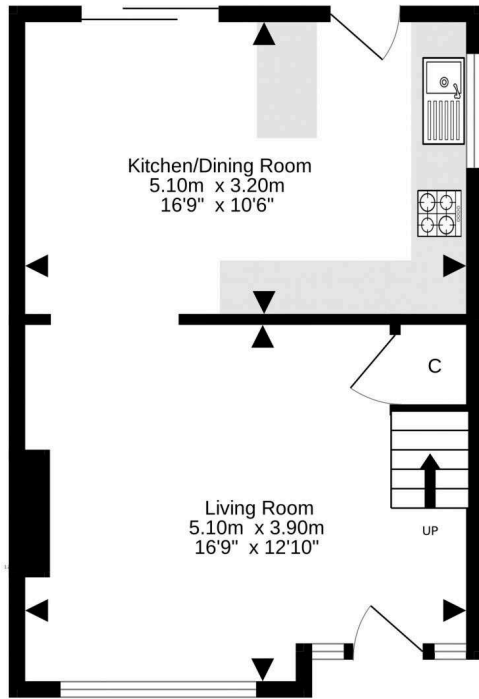
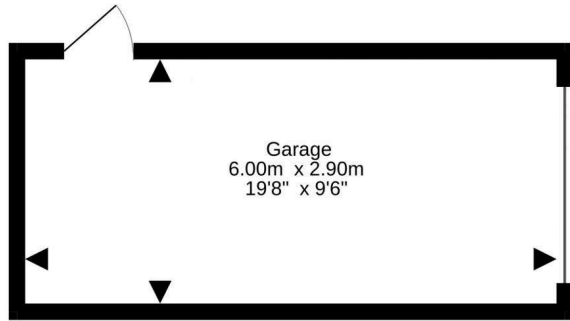
Extras

Included in the sale are light fittings, window coverings and the fridge freezer.

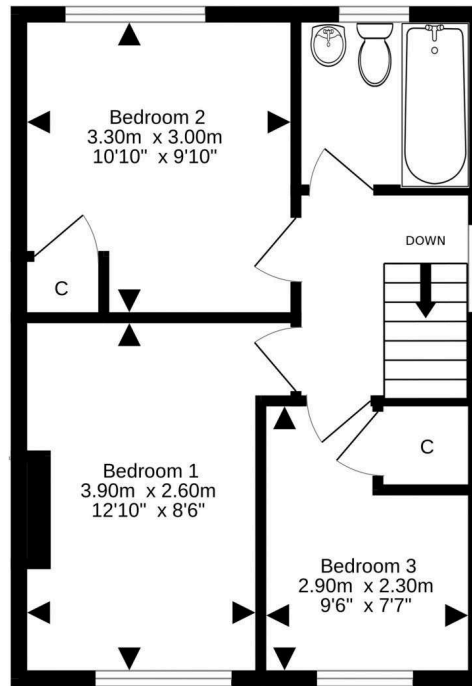
Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

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



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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.

