



26 Carnethy Avenue, Penicuik, Midlothian, EH26 8AR

www.mcdougallmcqueen.co.uk



Fantastic location close to all amenities, this is an opportunity not to be missed. McDougall McQueen are delighted to present to the market this spacious two-bedroom terraced house, set in a popular residential area in the lovely Midlothian town of Penicuik. Conveniently located, the property is within walking distance of all local schooling and amenities. Presented in clean move in condition throughout this property represents excellent value for money in today's market and prospective buyers should move quickly to secure it. The property has a gated driveway to the front and private garden grounds to the rear which are ideal for outside entertaining and relaxation.

- Superb residential location close to all amenities
- Entrance hallway with stairs to upper level
- Spacious living and dining room with window to the front, feature electric fire and marble surround
- Breakfasting kitchen fitted with base and wall units, large under stair store cupboard, gas cooker, integrated dishwasher, integrated fridge, and washing machine
- Rear hall with store cupboard and rear garden access

- light and power
- Main bedroom with built-in double wardrobes and front facing window
- Bedroom two with rear facing window
- Family shower room with shower cubicle, wc and sink
- Gas central heating and double glazing
- Gated driveway to the front
- Private rear garden with sheds and outbuildings, some with light and power, ideal for outside entertaining



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.

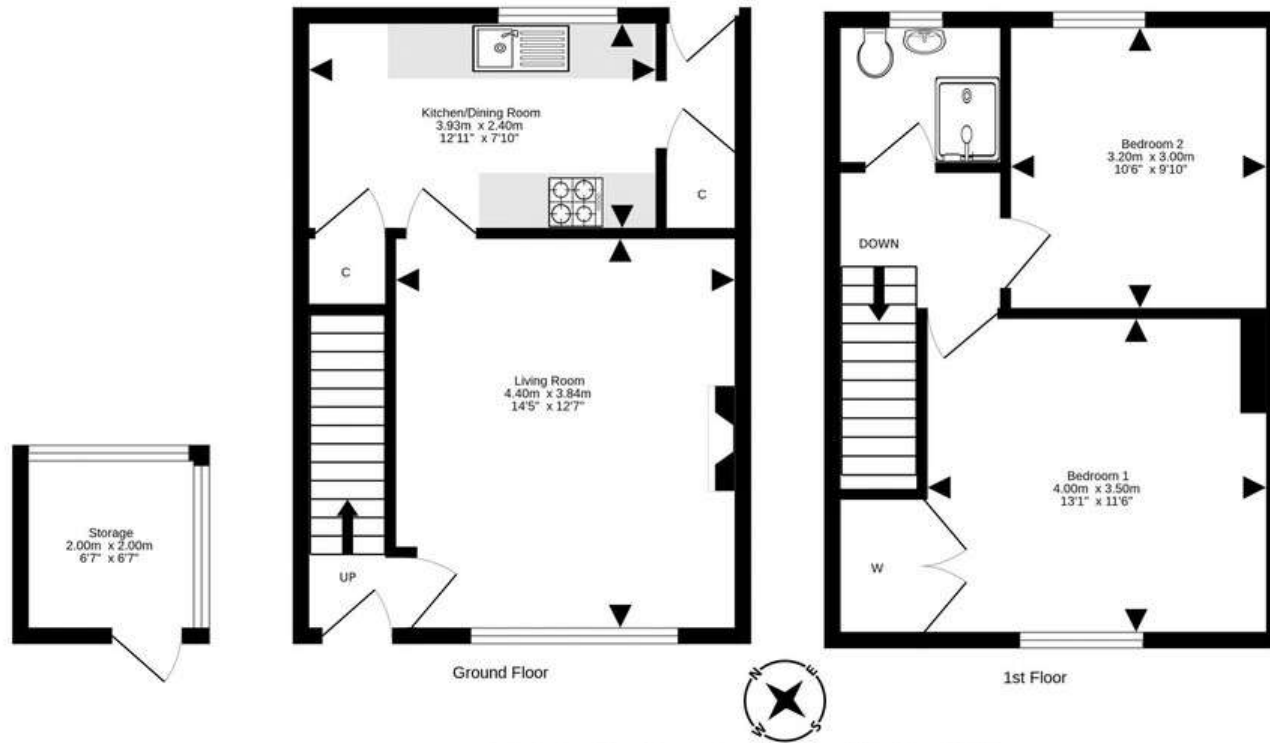
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, electric fire and feature surround, gas cooker, integrated appliances and remaining free-standing goods. No warranty applies to any integrated appliances, white goods or moveable items included in the sale and these are deemed sold as seen.

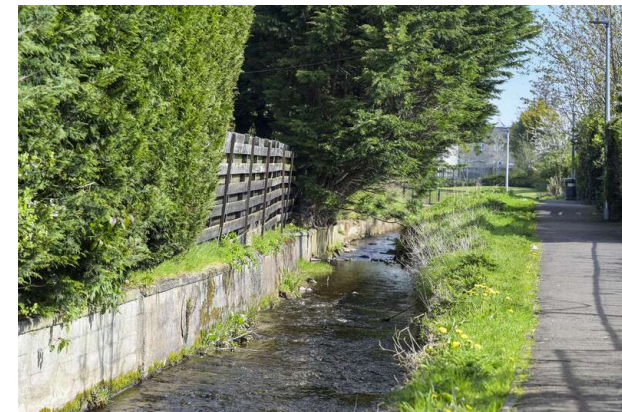
Price & Viewing

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. Made with Metroplan ©2024



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
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.

