



24 Loanburn Avenue, Penicuik, Midlothian, EH26 8BX

www.mcdougallmcqueen.co.uk

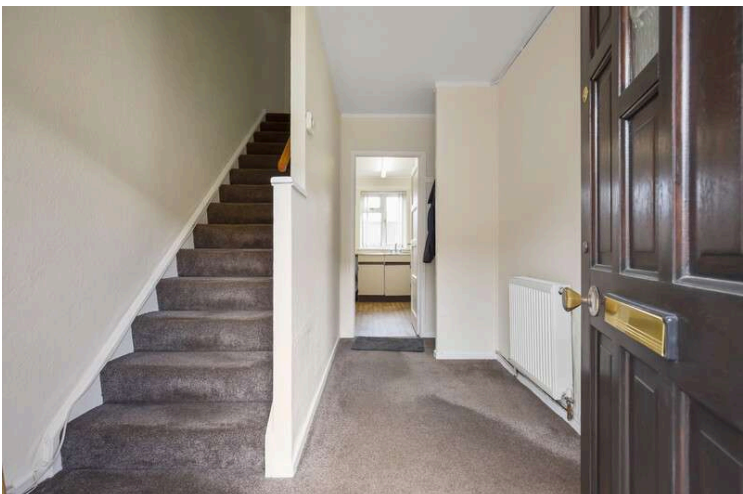


Terrific opportunity for first-time buyers with this property situated close to all amenities. McDougall McQueen are delighted to present to the market this spacious two-bedroom end terraced house, set in a popular residential area in the lovely Midlothian town of Penicuik. Conveniently located, the property is within walking distance of all local schooling and amenities. Although now requiring upgrading the property is presented in clean condition throughout and represent excellent value for money in today's market. The property has garden grounds to the front, side, and rear, with a gated driveway providing off-street parking. Viewing is by appointment only but be quick as this property will go quickly.

- Entrance hallway with stairs to upper level
- Spacious living and dining room with window to the front and rear
- Basic kitchen with base sink unit, built-in storage and under stair store cupboard, side garden access and window to the rear
- Upper hallway with loft access and store cupboard
- Main bedroom with two built-in store cupboards and

front facing windows

- Bedroom two with rear facing window and store cupboard
- Family bathroom with three-piece white suite with electric shower over the bath and shower curtain
- Gas central heating and double glazing
- Gated driveway to the front



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.

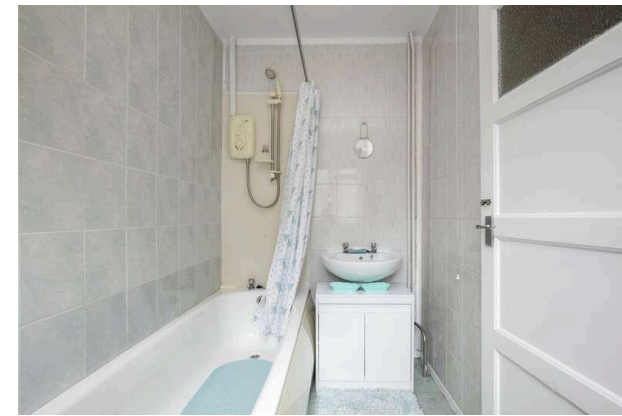
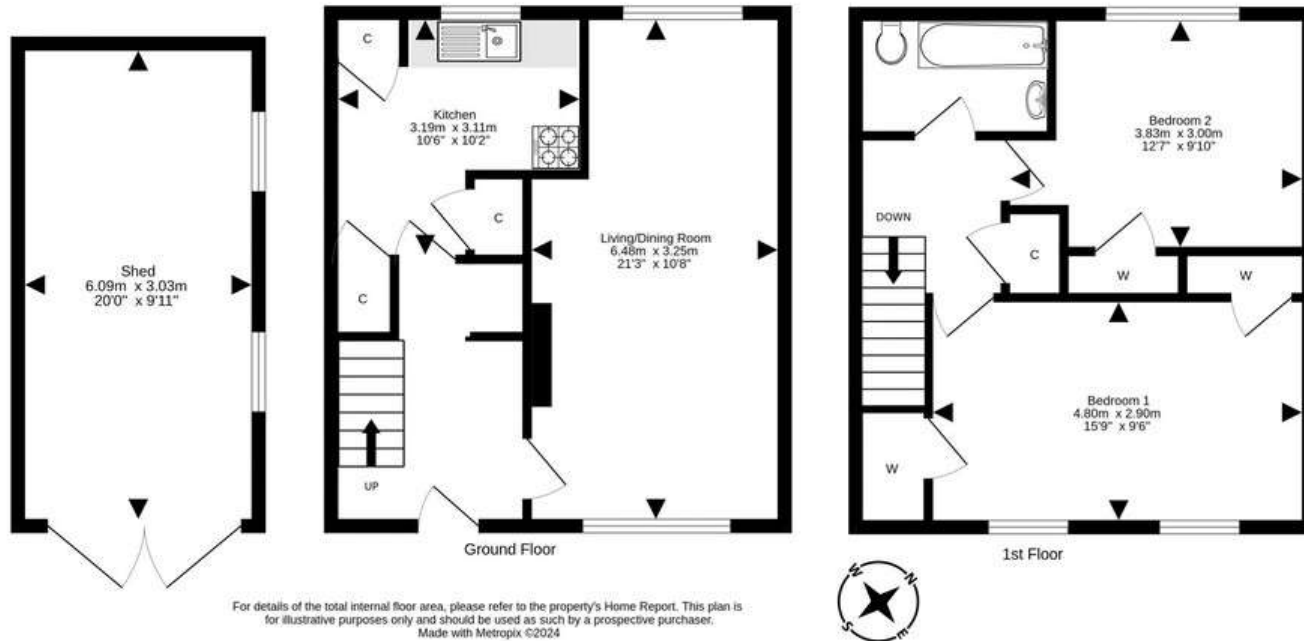
Extras

All floor coverings, light fittings, blinds where fitted, and all remaining appliances and white 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



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
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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.

