



32 Eastfield Park Road, Penicuik, Midlothian, EH26 8EX

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



Terrific opportunity for first-time buyers with this property situated close to all amenities and schooling. 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. The property is presented in good clean condition throughout and represent excellent value for money in today's market. The property occupies a large garden plot and as such has garden grounds to the front, side, and rear, with a gated driveway providing off-street parking.

- Superb residential location close to all amenities
- Entrance hallway with stairs to upper level and under stair storage
- Spacious living and dining room with window to the front and rear, gas fire and feature fire surround
- Fitted kitchen with wall and base units, electric hob, extractor, oven, under counter fridge, freezer, and washing machine
- Upper hallway with loft access
- Main bedroom with front facing window and over stair store cupboard
- Bedroom two with rear facing window
- Family shower room with corner shower, wc, and sink
- Gas central heating and double glazing
- Gated driveway to the front
- Large garden grounds to the front, side, and rear with ample space to relax and entertain



## 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.

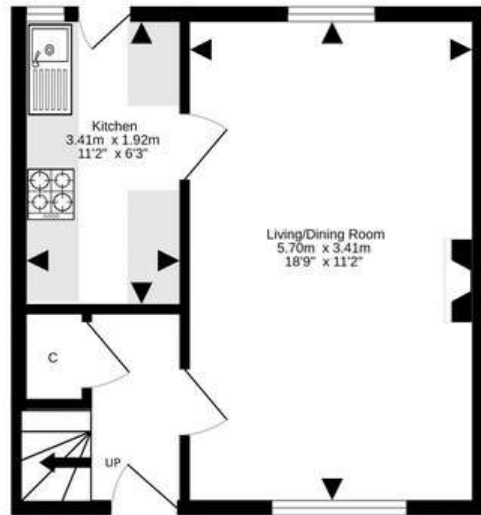
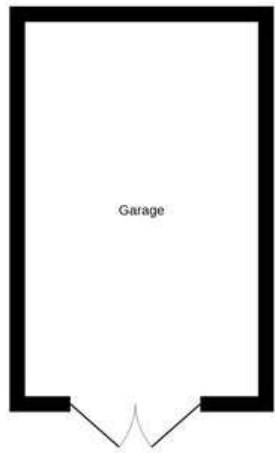
## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, most curtains and poles, 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.

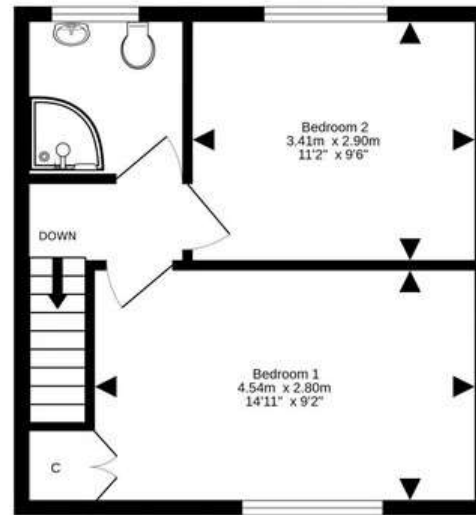
## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



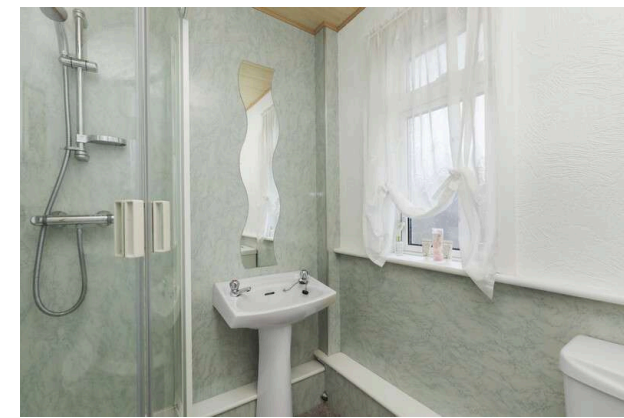
Ground Floor



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.

