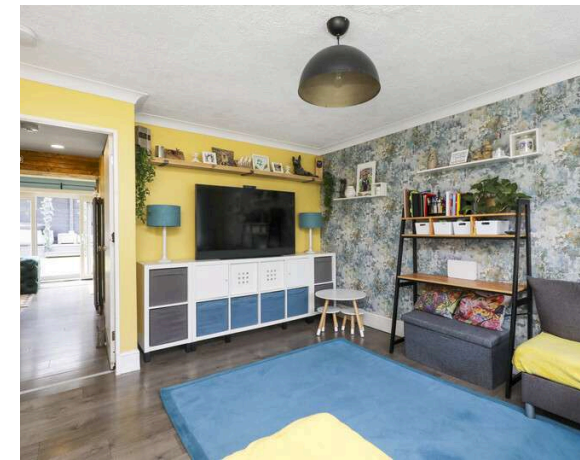




24 Lomond Vale, Penicuik, Midlothian, EH26 8JR

www.mcdougallmcqueen.co.uk



Welcome to 24 Lomond Vale, a superbly extended family home providing flexible accommodation over two levels. McDougall McQueen are delighted to present to the market this spacious three-bedroom end-terraced house, occupying a prime location in a popular residential area in the lovely Midlothian town of Penicuik. Providing spacious and extended accommodation with a layout internally providing modern family living, this property is conveniently located and within walking distance of all amenities. The accommodation is offered to the market in excellent condition throughout having been upgraded by its current owner. There are private garden grounds to the front and rear, providing an excellent space for outside entertaining and relaxation. Viewing is by appointment only.

- Entrance hall
- Ground floor WC with under stair storage
- Living room with front facing window
- Lovely, fitted kitchen with a range of base and wall units, breakfast bar, solid wood worktops, and Belfast sink, five ring gas hob, double oven, and extractor
- Utility room with built-in storage, plumbed for a washing machine, and vented for a tumble dryer
- Dining and family room area with Velux roof windows, patio door to the rear, and feature ornate fireplace wall
- Upper hallway with floored loft space with light, accessed via a wooden loft ladder
- Double bedroom with rear facing window and full width built-in wardrobes
- Bedroom two with front facing window
- Bedroom three with front facing window
- Family bathroom with double ended bath, raindrop shower and attachment over the bath, wc, sink with vanity unit
- Double glazing and gas central heating
- Garden grounds to the front and rear providing the ideal space for relaxation with a covered seating and barbeque area
- External wall insulation
- Ample on-street parking



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.

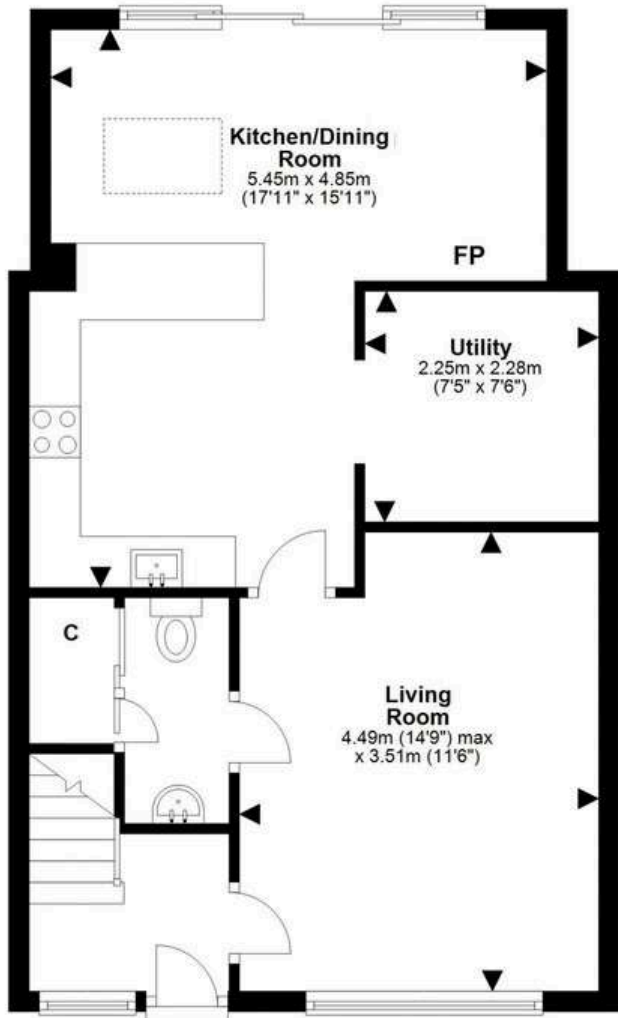
Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. 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.

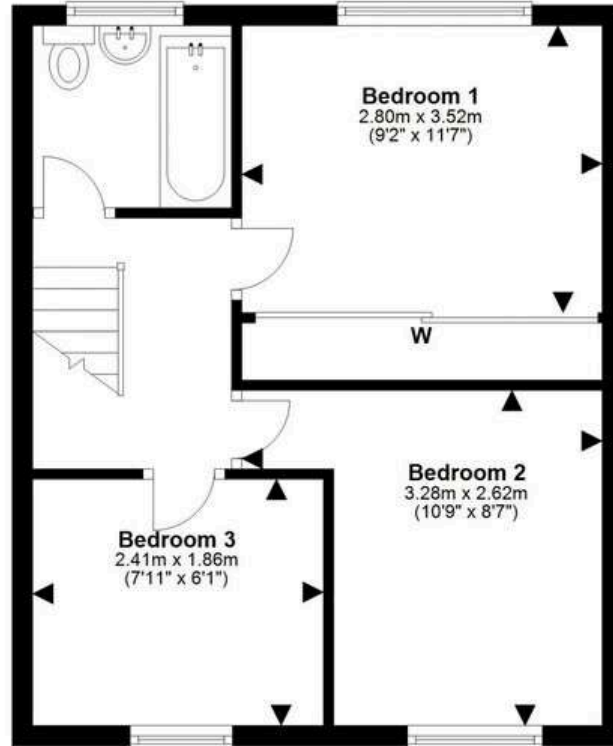
Price & Viewing

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

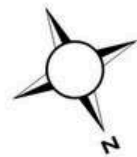
EPC Band - C



Ground Floor



First 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 buyer.
PlanUp 2024



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.

