



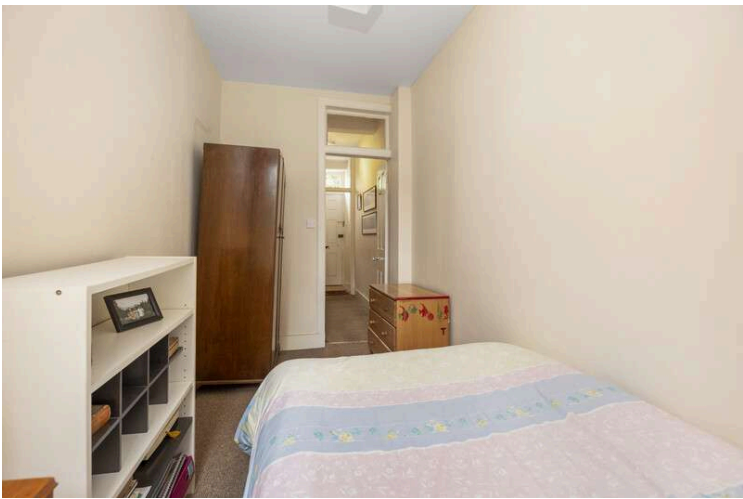
5 Peebles Road, Penicuik, Midlothian EH26 8LX

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



McDougall McQueen are delighted to present to the market this deceptively spacious two-bedroom main door ground floor flat in a block of similar period style properties, occupying a prime location on Peebles Road in the lovely Midlothian town of Penicuik. Providing spacious accommodation on ground floor level, conveniently located and within walking distance of all amenities, it is thought this property will make the ideal home for first time buyers, professional couples and for those looking for ground floor living. The accommodation is offered in clean condition throughout and offers the potential to make a lovely first-time purchase or family home. There are private garden grounds to the front and rear of the property whilst parking is unrestricted and on-street.

- Superb location close to the town centre and all its amenities
- Main door entrance
- Entrance vestibule
- Hallway providing access to all rooms
- Spacious living room
- Fitted kitchen with a range of base and wall units, gas cooker, washing machine and fridge
- Bedroom with bay style front facing window
- Bedroom with rear facing window
- Family shower room with three-piece suite and vanity unit
- Gas central heating (new boiler) and double glazing
- Private garden ground to the front, and a rear garden mostly to lawn, garden shed and greenhouse



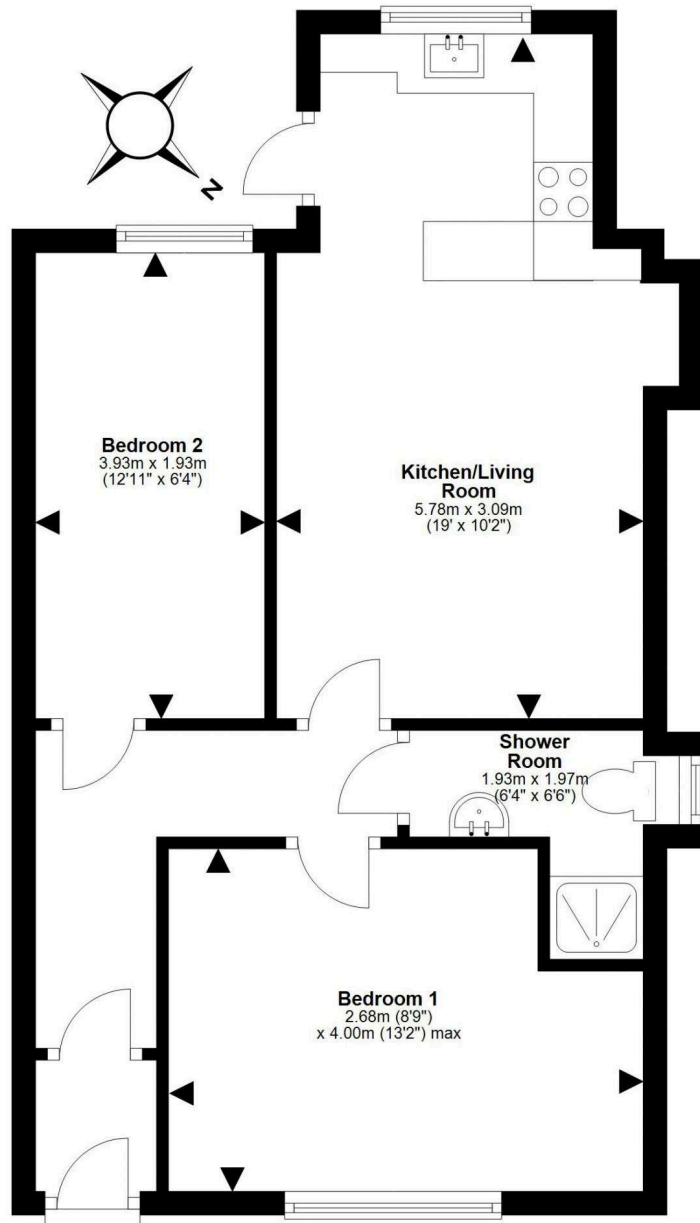
## Location

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is skiing at Hillend. 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, gas cooker, remaining white goods, greenhouse, and garden shed. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

EPC Band - C



For details of the total internal floor area, please refer to the Home Report.  
 This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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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.

