



28 Bridge Street, Penicuik, Midlothian, EH26 8LN



## Welcome

Welcome to 28 Bridge Street, Penicuik, a property that will make a great first-time purchase, perfect for single people, or a professional couple. We at McDougall McQueen are delighted to present to the market this lovely one-bedroom ground floor traditionally built flat, forming part of an A-listed building by Frederick Thomas Pilkington which enjoys access to a shared garden and unrestricted on-street parking. A handsome, traditional stone-built building enviably close to the heart of Penicuik. The property is offered in excellent walk-in condition throughout and provides easily kept and maintained accommodation. Viewing is by appointment only.

- Superb sought-after residential location, in the very heart of Penicuik
- Property forming part of a stunning traditional A-listed building
- Main door entrance
- Hall with store cupboard
- Open plan living room and kitchen with front facing windows, electric wall mount fire and wall mount TV, a range of base and wall units with granite worktops and inset sink, electric touch control ceramic hob, extractor, double oven, and integrated fridge
- Double bedroom with twin front facing windows
- Inner hall
- Shower room with shower cubicle, wc, sink and storage
- Utility cupboard with washer dryer
- Sash and case double glazing, electric fire, and some electric panel heater, and electric towel heater
- Communal garden grounds and ample on street parking





## Penicuik

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, integrated appliances and all remaining white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items may be available by negotiation.



# Get in touch

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

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

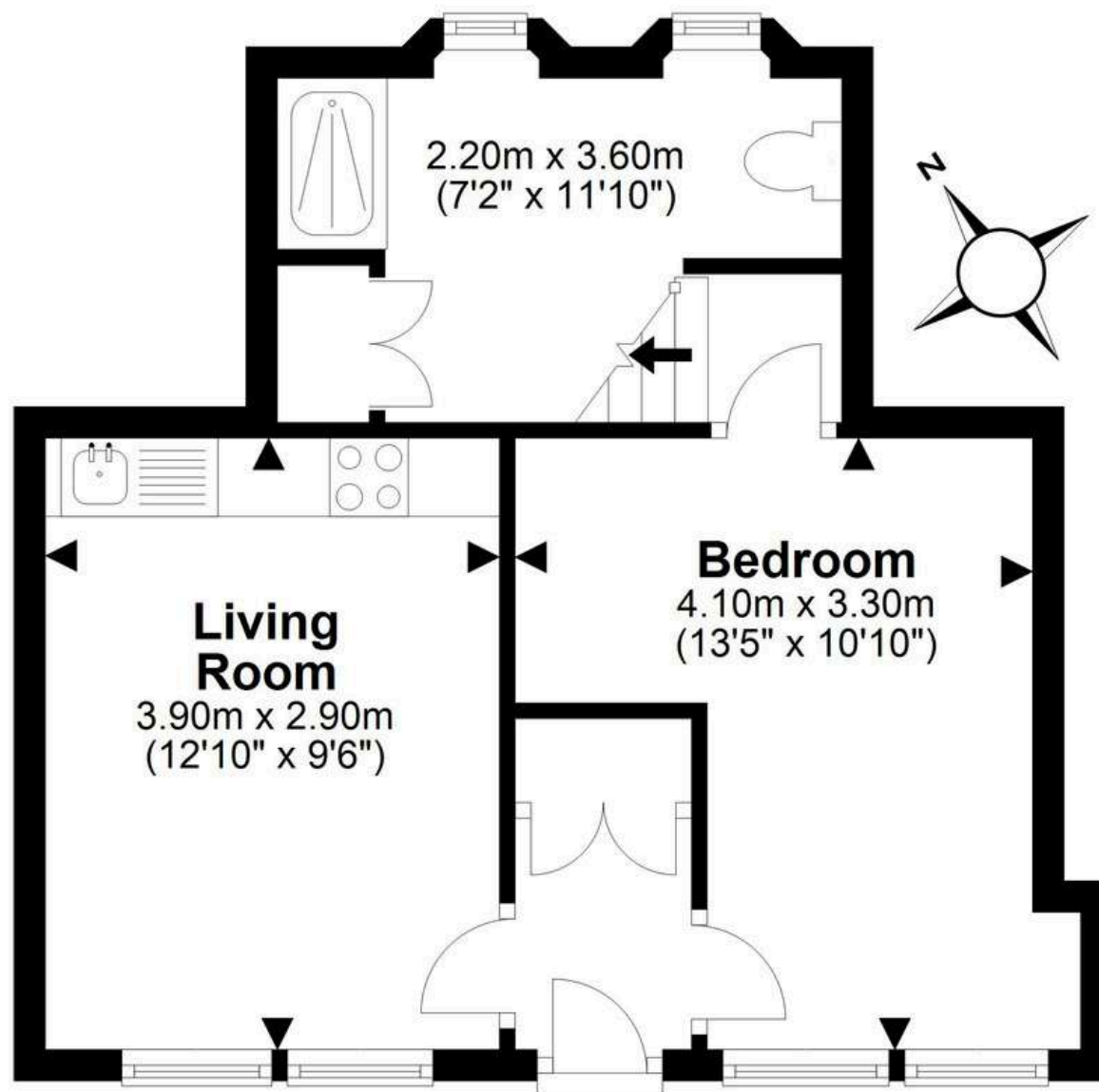
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.



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.