



1 Brockwood Avenue, Penicuik, EH26 9AJ





## Welcome

Welcome to 1 Brockwood Avenue, Penicuik, a superb opportunity for families, professional couples, and first-time buyers to make a lovely family home. McDougall McQueen are delighted to present to the market this spacious three-bedroom semi-detached house occupying a wonderful corner plot in an established and sought after residential estate in the bustling Midlothian town of Penicuik, conveniently located close to all local amenities including schooling at both primary and secondary level. The property is in good condition throughout having been well maintained. The property has double glazing, gas central heating, garden grounds to the front, side, and rear with a driveway at the side leading to a detached garage with both light and power.

- Established and popular residential location
- Positioned on a lovely corner plot
- Reception hall with side window, stairs to the upper level
- Spacious living room with front facing window, wall mount electric fire with an oak mantle
- Dining room with rear facing window
- Fitted kitchen with rear garden access, a range of base and wall units, gas hob, stainless steel splashback, extractor, with free standing white goods open to negotiation
- Upper hallway with store cupboard and loft ladder access (part floored with light)
- Bedroom one with rear facing window, fitted wardrobes, and airing store cupboard
- Bedroom two with window to the front
- Bedroom three with window to the front, fitted mirrored wardrobes, open shelved storage with small cupboard below
- Family shower room with corner electric shower, fitted wc and sink with combined vanity unit and storage
- Gas central heating and double glazing
- Private front, side, and rear gardens which are ideal for outside entertaining
- Driveway to the side leading to a detached garage which has both light and power











## Penicuik

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, and integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are sold as seen. Other items including white goods, and some furniture may be available by negotiation.







# Get in touch

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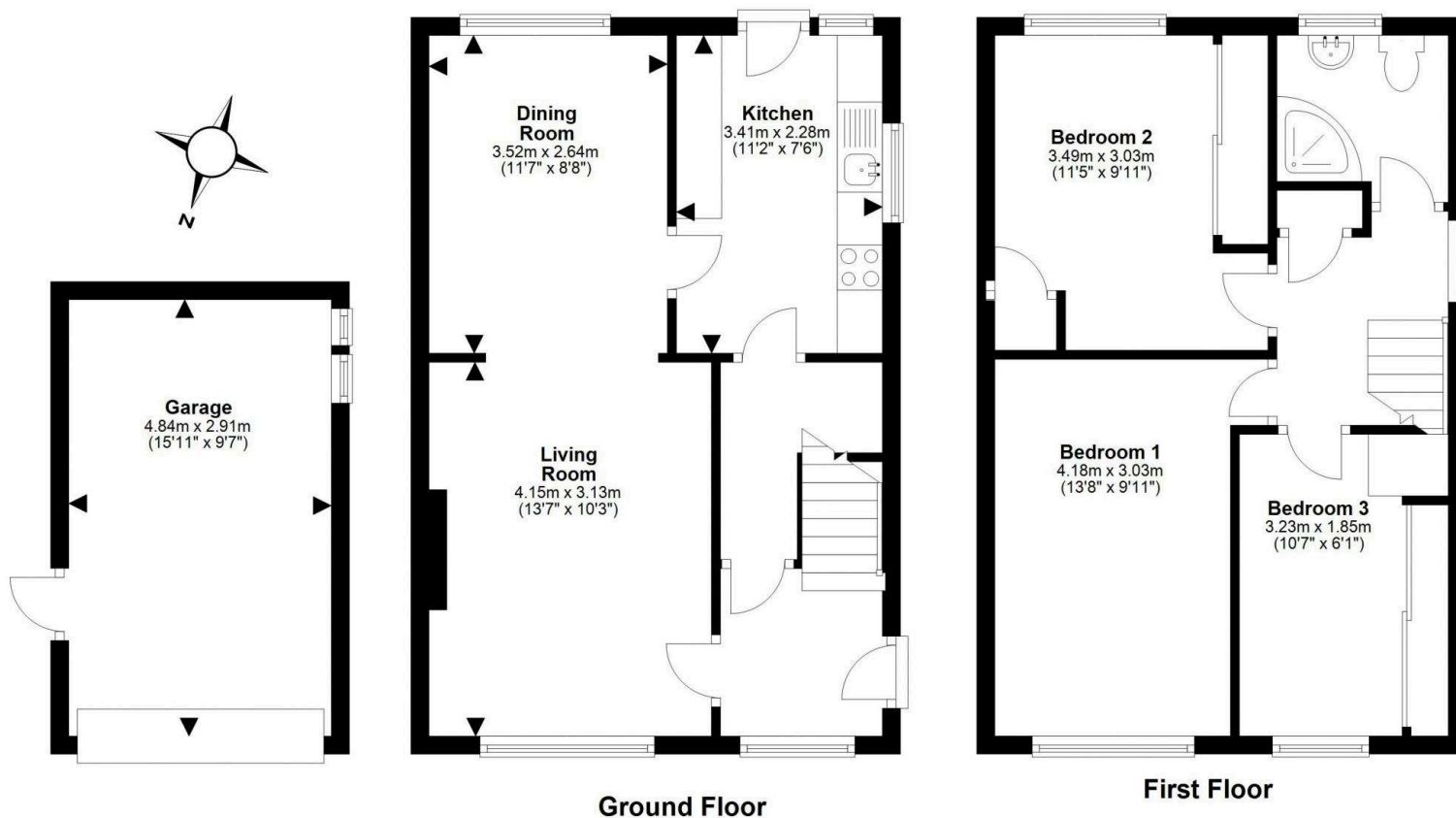
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the 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.



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.