



94 Windsor Drive, Penicuik, Midlothian, EH26 8EP



## Welcome

Welcome to 94 Windsor Drive, Penicuik, a wonderful opportunity for first-time buyers and those with young families, with this property situated close to all amenities and schooling. McDougall McQueen are delighted to present to the market this spacious two-bedroom semi-detached 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 excellent order throughout, benefiting from a new kitchen, bathroom, décor, and new carpeting. The property occupies a great garden plot and as such has garden grounds to the front, side, and rear, with a long driveway providing off-street parking and access to a wooden garage. Viewing is by appointment only and an appointment should be made at your earliest convenience.

- Entrance hallway with stairs to upper level and open under stair store
- Spacious living and dining room with dual aspect windows to the front and rear
- Lovely newly fitted kitchen with wall and base units, breakfast bar, electric ceramic hob, oven, washing machine, and fridge freezer
- Upper hallway with Ramsey ladder loft access (part floored)
- Main bedroom with front facing window and over stair store cupboard
- Bedroom two with rear facing window
- Newly fitted family shower room with full width walk-in shower with drying area, raindrop overhead shower and attachment, wc and sink with combined vanity unit, towel radiator, wet wall and upvc roof panelling
- Gas central heating and double glazing
- Long driveway to the side for off street parking
- Wooden detached garage
- Private garden grounds to the front, side, and rear





## 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, all integrated appliances and free-standing 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.



# Get in touch

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Property Hub:

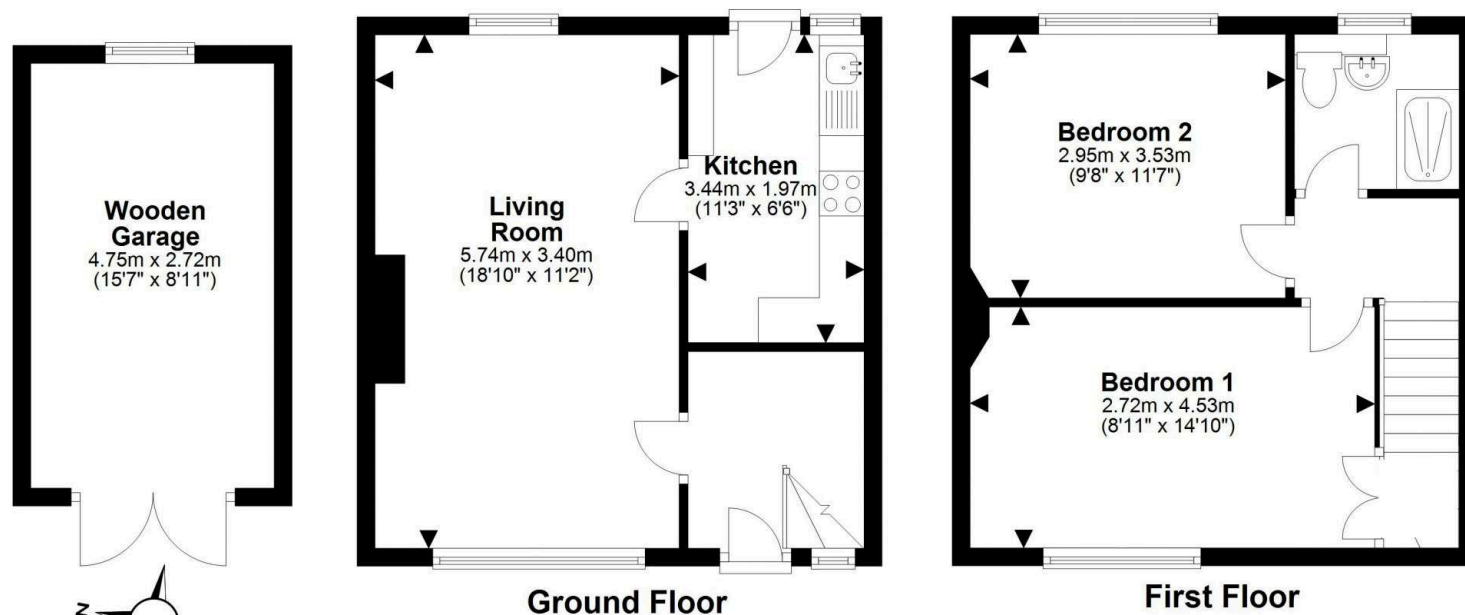
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
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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.