







## Welcome

Welcome to 10E Bridge Street, Penicuik. If you are looking for your first property or a superb investment opportunity in the very heart of Penicuik, McDougall McQueen are delighted to present to the market this first floor, two-bedroom flat, situated in a development of individually designed apartments within this bespoke building. This property comes with a host of luxurious fixtures and fittings throughout with a spacious modern interior and is ideally suited to first time buyers, professional couples, those looking to downsize, and property investors. It is conveniently located in central Penicuik and is within walking distance of all town centre amenities and transport links. Viewing is essential to fully appreciate the standard of accommodation on offer and we would urge you to make an appointment at your earliest convenience.

- Sought-after town centre location
- Superbly finished with a host of luxurious fixtures and fittings
- Communal secure entry
- Lovely communal stairway
- Hallway with storage, Ramsay ladder loft access (part floored with light)
- Open plan living, dining, and kitchen area, superbly fitted with granite worktops, inset sink, a range of kitchen units with lighting, ceramic hob, oven, extractor, integrated washing machine, and free-standing fridge freezer
- Main bedroom with side facing window
- Bedroom two with side facing window
- Superb bathroom with p-shape shower bath and shower screen, wc, and sink with combined vanity unit, large wall mirror, and towel radiator
- Efficient electric wet central heating and double glazing
- Quality fixtures and fittings throughout
- Ample unrestricted on street parking







## 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, all integrated appliances, and remaining free-standing white goods. No warranty applies to any integrated appliance, free-standing white goods or any movable item included in the sale as these items are deemed sold as seen.

# Get in touch

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 0131 240 3818

Property Hub:

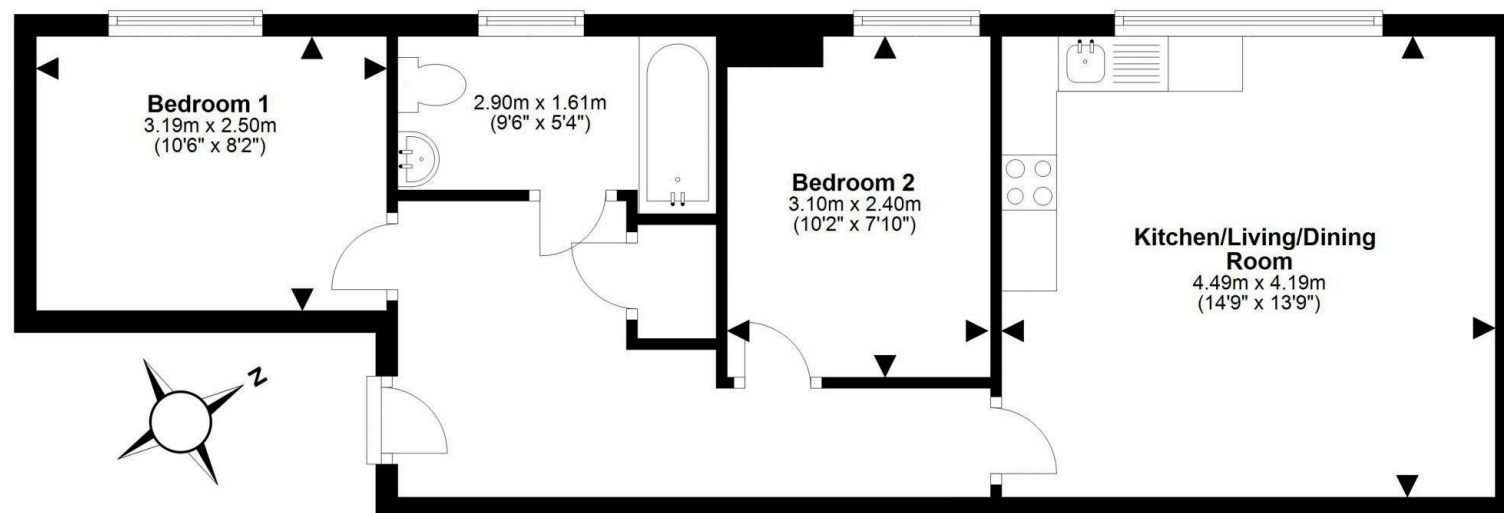
25-27 High Street, Dalkeith  
EH22 1JB

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.