



62 Cuikenburn, Penicuik, EH26 0JQ

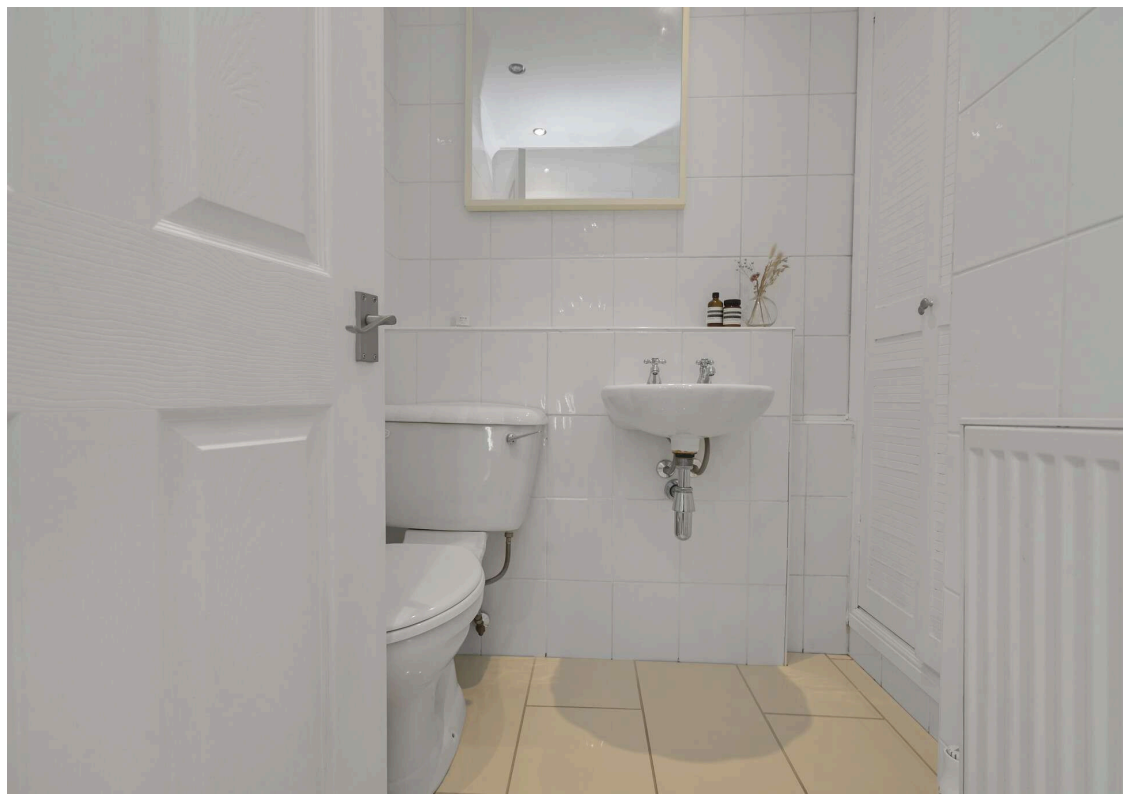


Welcome

Welcome to the lovely modern and spacious 62 Cuikenburn, Penicuik. McDougall McQueen are delighted to present to the market this bright and spacious two-bedroom plus study/nursery room, terraced house, located in an extremely popular residential area in the lovely Midlothian town of Penicuik. As it is conveniently located and within walking distance of all local schooling and amenities, it is thought this property will be ideal for professional couples and those with families. The property is offered in excellent order throughout and offers spacious family accommodation over two levels. The property has private garden grounds to the front and rear which are ideal for outside entertaining and ample on street parking. This is an opportunity not to be missed, as this ideal family home and its location are sure to attract a lot of interest, we would therefore recommend viewing at your earliest convenience.

- Superb sought-after residential location, close to schooling and all amenities
- Entrance hallway with storage
- WC/cloakroom
- Spacious living and dining room with patio doors to the rear
- Modern fitted breakfasting kitchen with a range of base and wall units, breakfast bar, worktops with matching splashbacks, gas cooker, extractor, and free-standing white goods
- Upper hallway with front facing window, ample storage, and loft access
- Double bedroom one with window to the rear
- Double bedroom two with window to the rear
- Nursery/study/dressing room with rear facing window
- Lovely family bathroom with three-piece white suite, double ended bath with mid mount taps, electric shower over the bath, wc, sink, vanity unit, wall mirror, and towel radiator
- Gas central heating and double glazing
- Private garden grounds to the front and rear which are ideal for outside entertaining
- Walk-in condition







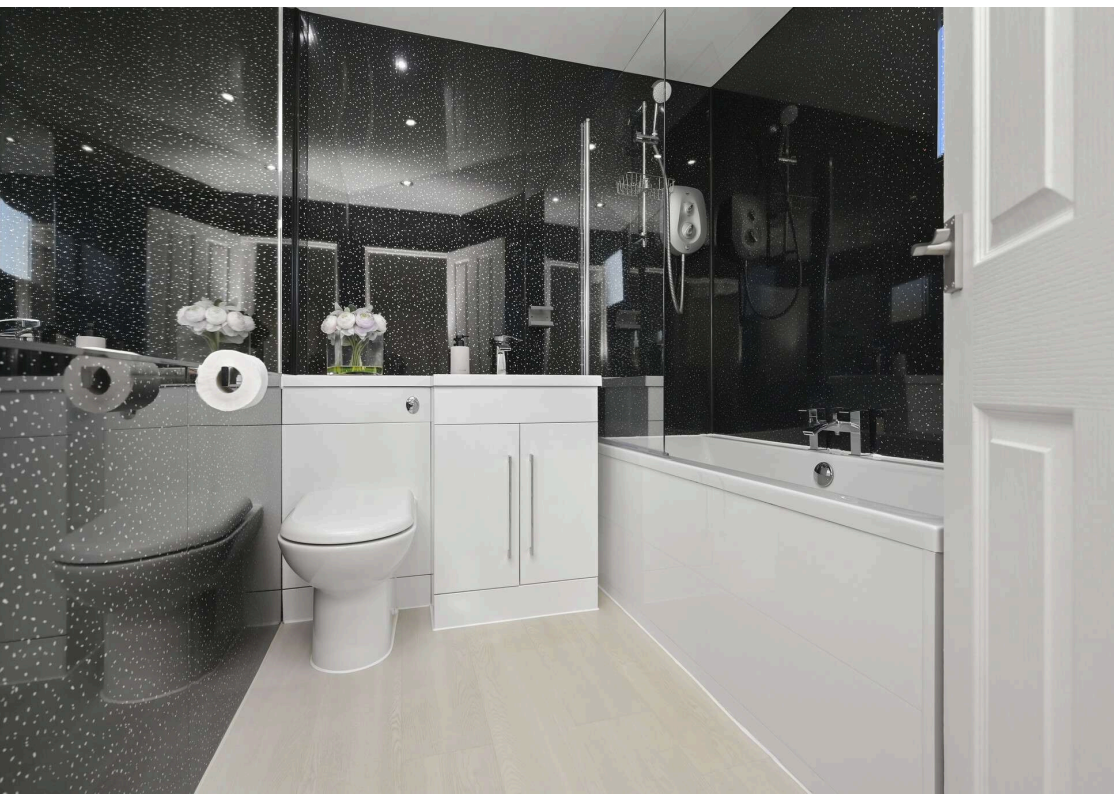
Penicuik

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

Included in the sale are: Floor coverings, light fittings, blinds where fitted, gas cooker, extractor and fridge freezer. 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 included by negotiation.





Get in touch

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 0131 240 3818

Property Hub:

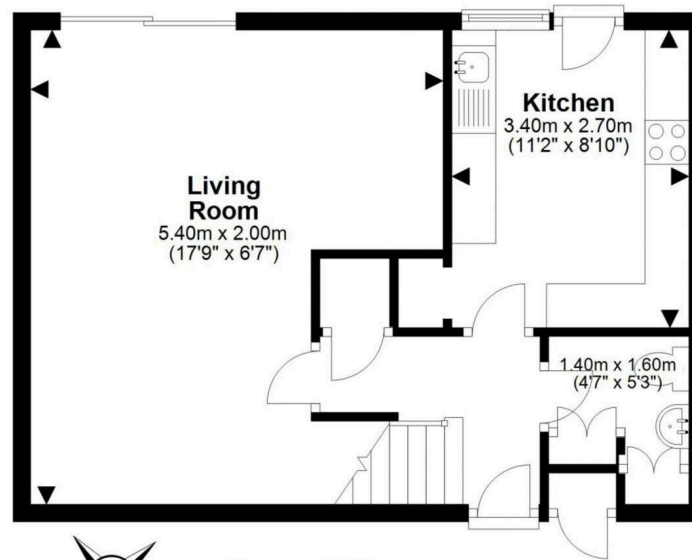
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

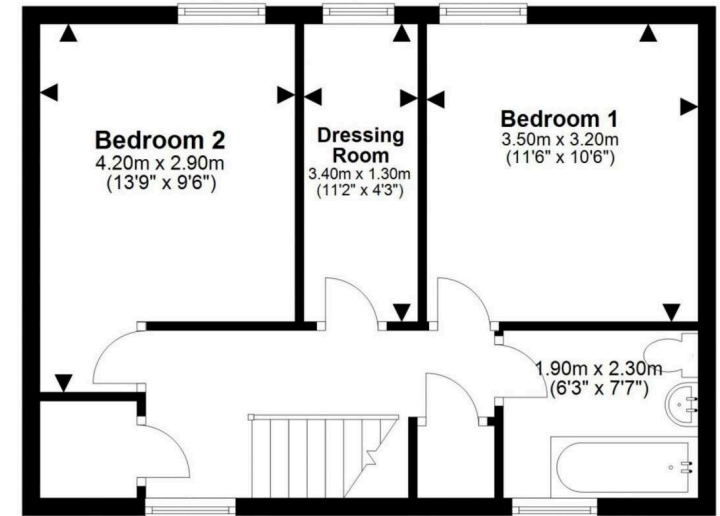
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



Ground Floor



First Floor

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.