







## Welcome

Welcome to 19 Cuikenburn, Penicuik, a superb family home representing a not to be missed opportunity, presented to the market by McDougall McQueen. We are delighted to offer this spacious two-bedroom, end terraced house, set in an extremely popular residential location in the lovely Midlothian town of Penicuik. Conveniently located, the property is within walking distance of all local schooling and amenities. Ideal for first-time buyers and for those with young families, the property is presented in good clean condition throughout, having been improved and enhanced by its current owner to provide excellent family accommodation. This property represents excellent value for money in today's market and prospective purchasers should move quickly to secure it. The property benefits from double glazing, gas central heating, and private garden grounds to the front and rear which are ideal for outside entertaining. There is also ample on-street parking in and around the property.

- Superb residential location
- Entrance hallway with stairs to the upper level
- Utility store cupboard plumbed for a washing machine
- Spacious living room with rear facing window, bio ethanol feature fire, and walk-in store cupboard
- Modern fitted dining kitchen with a range of base and wall units with breakfast bar, gas range cooker and double extractor,
- Upper hallway with ample storage and loft access
- Two double bedrooms, one with fitted wardrobes
- Family bathroom with three-piece white suite, raindrop shower and attachment over the bath with shower screen
- Double glaze with gas central heating
- Front and rear gardens, ideal for outside entertaining and relaxation, featuring an outside bar/home office with power









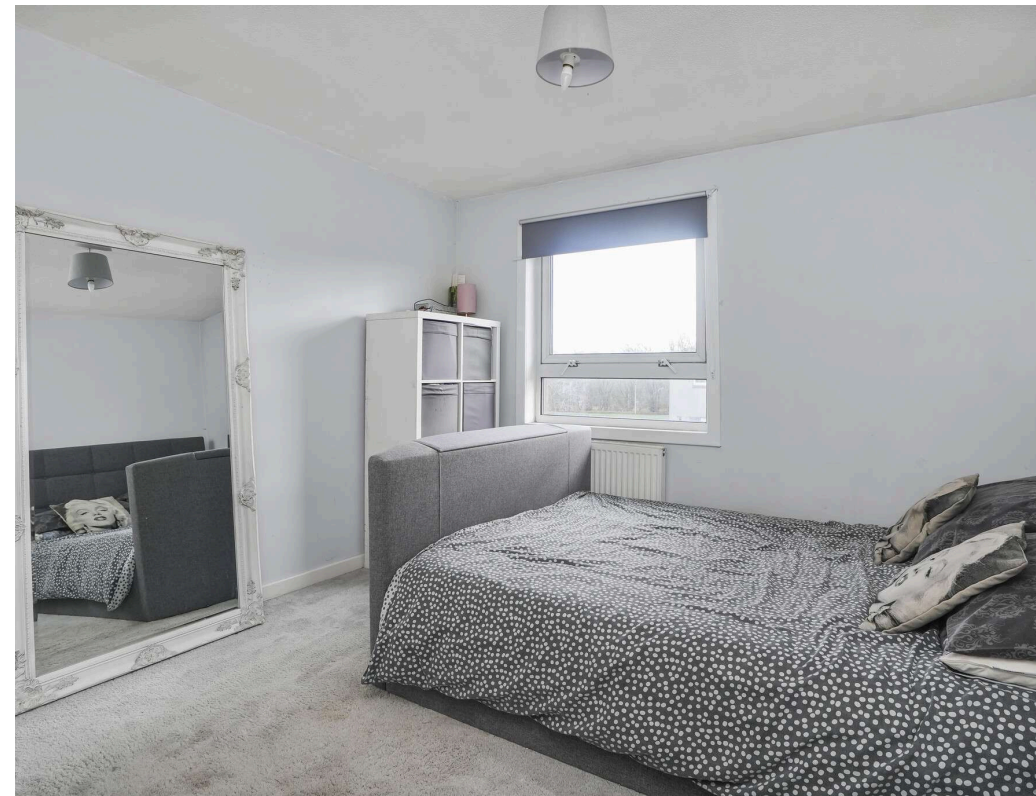


## Penicuik

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, gas range cooker, double extractor, and garden bar. No warranty applies to any integrated appliances, white goods or moveable items included in the sale. White goods and other items may be available by negotiation.









# Get in touch

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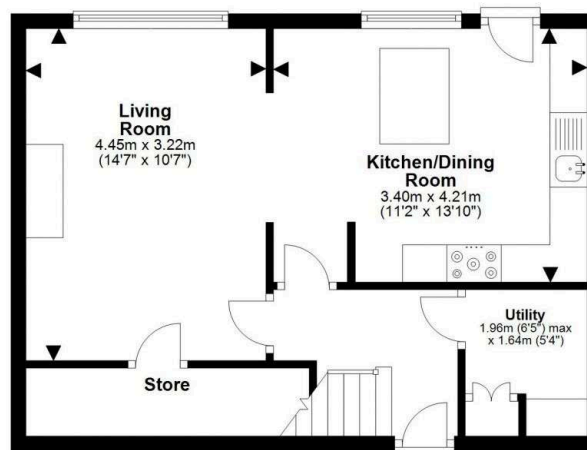
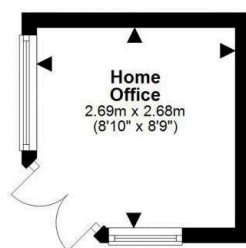
Bruntsfield Office:

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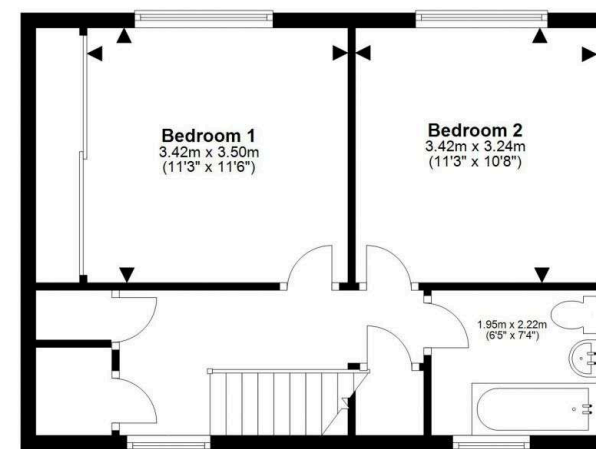


CHARTERED FIRM

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.