







## Welcome

Welcome to 54 Esk Bridge, Penicuik, a lovely bright and spacious property in a superb location. McDougall McQueen are delighted to present to the market this modern two-bedroom 1st floor flat set in a modern development in the vibrant Midlothian town of Penicuik. Conveniently placed in a much sought after residential location, this property is within walking distance of Penicuik town centre and all the amenities it has to offer, whilst still being within a tranquil and calming location. This property is offered in excellent condition throughout having been well maintained by its current owner and will appeal to a host of potential purchasers. There are communal garden grounds, and both allocated and visitor parking. The modern accommodation and its location are sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Stunning development on the banks of the river Esk
- Communal secure entrance
- Hallway with ample storage
- Spacious living and dining room with French doors leading to a balcony overlooking the river Esk
- Modern fitted dining kitchen with a range of base and wall units, gas hob, stainless steel splashback, extractor, oven, and a host of integrated appliances including a microwave, dishwasher, fridge freezer, and washing machine
- Main bedroom with His and Hers double wardrobes
- En-suite shower room
- Bedroom two with rear facing window and built-in wardrobes
- Lovely family bathroom with three-piece white suite incorporating a bath with wall mount taps, shower over the bath, shower screen, wc with wall flush, sink, large wall mirror, and heated towel radiator
- Gas central heating and double glazing
- Communal garden grounds with bin and bike store
- Allocated parking space with ample visitor parking











## Penicuik

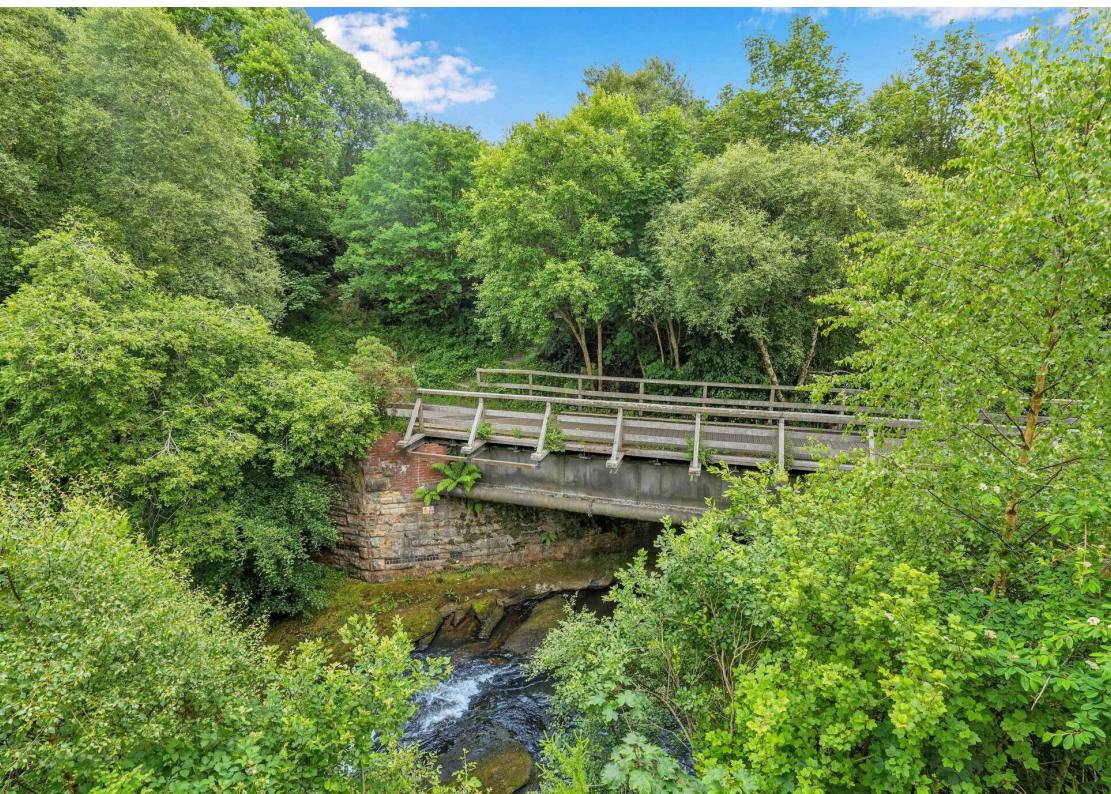
Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian. It, therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Schooling in the town is highly regarded at both Primary and Secondary 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, and all integrated appliances. No warranty applies to any movable item, appliance, integrated or otherwise included in the sale as these items are deemed sold as seen. Furniture is available by negotiation









# Get in touch

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EH22 1JB

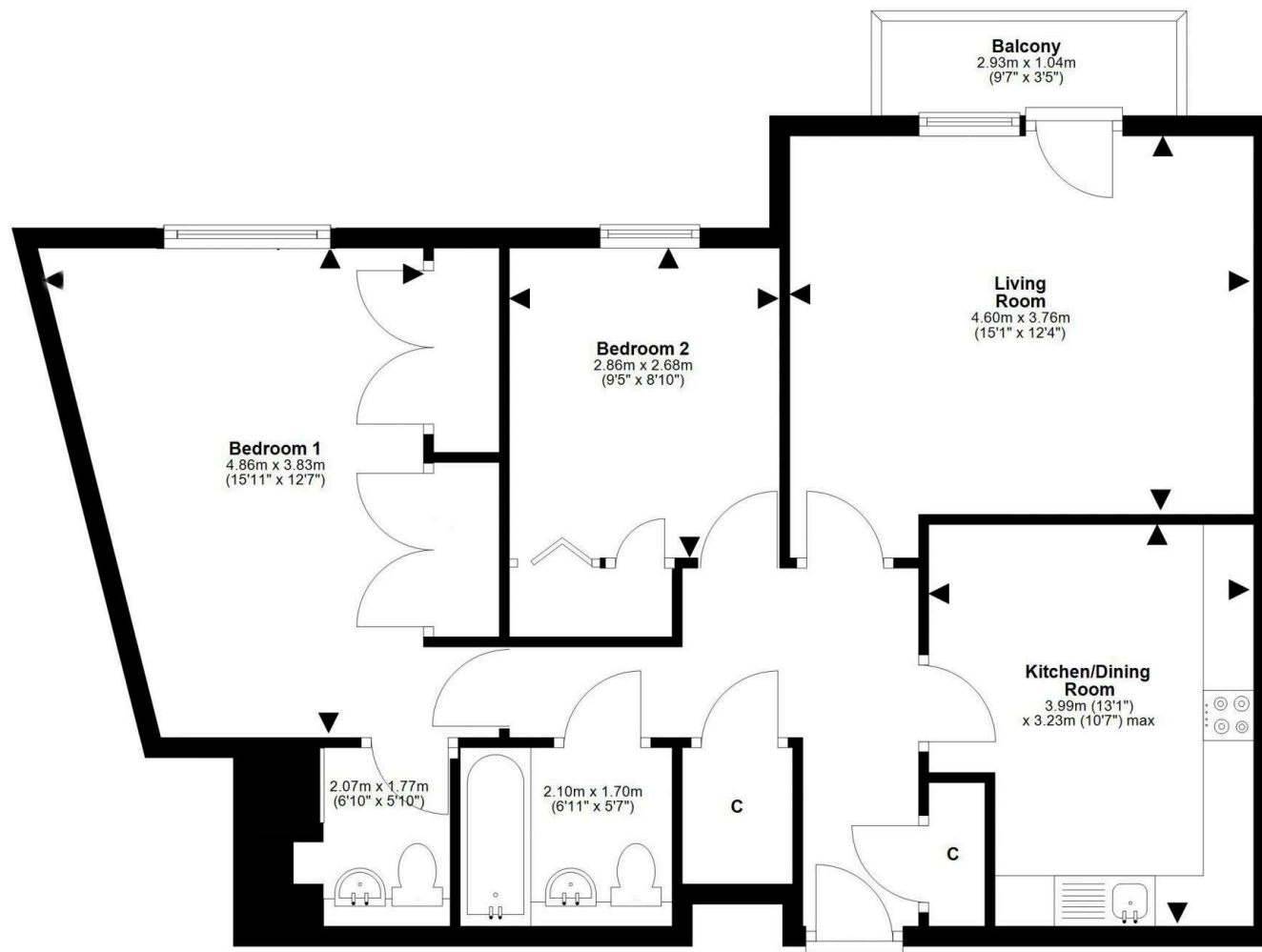
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.

