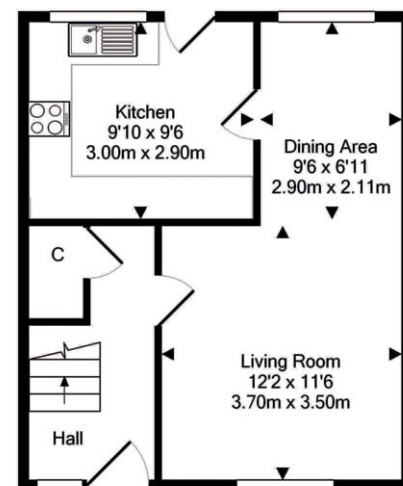




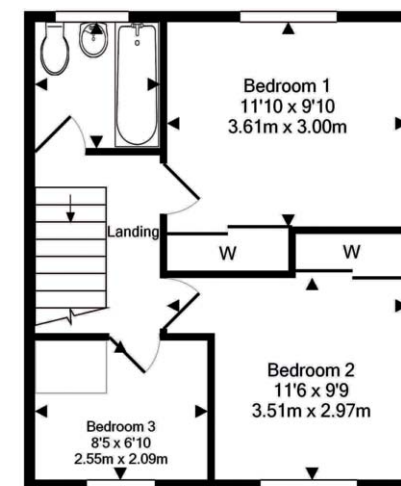
McDougall McQueen are proud to present to the market this stunning three-bedroom terraced house, set in a very popular residential area in the Midlothian town of Penicuik. Conveniently located, this property is within walking distance of Penicuik town centre and all the amenities that it has to offer. The property is offered for sale in walk-in condition throughout having been upgraded and improved by its current owners. This property will make a superb and ideal purchase for first time buyers and families alike. There are private garden grounds to the front and rear with ample on-street parking. We are sure this property will attract a lot of interest and we would therefore recommend viewing at your earliest convenience.

- Superb location.
- Hallway with storage
- Spacious lounge with window to the front
- Dining area with window to the rear
- Lovely modern fitted kitchen with a range of base and wall units, gas hob, oven, extractor, integrated microwave and integrated dishwasher
- Upper hallway with Ramsey ladder access to a part floored loft with light
- Master bedroom with window to the rear and fitted mirrored wardrobes
- Bedroom two with window to the front and fitted mirrored wardrobes
- Bedroom three with window to the front
- Family bathroom with three-piece white suite with p-shape shower bath with electric shower over
- Gas central and underfloor heating
- Double glazing
- New thermal cladding and render
- Private front and rear gardens
- Ample on-street parking

• Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.



Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

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.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk

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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.

espc

McDougall McQueen