



Rarely available, semi-detached three-bedroom family home presented to the market by McDougall McQueen. Set in a very popular residential area in the Midlothian town of Penicuik and conveniently located, this property is within walking distance of both primary and secondary schooling, Penicuik town centre and all other amenities. The property is offered for sale in good order throughout but would now benefit greatly from some upgrading. This property will make a superb and ideal purchase for first time buyers and families alike given its size and location. There are private garden grounds to the front, side 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
- Vestibule with under stair storage
- Hallway with side window and stairs to the upper level
- Spacious lounge with window to the front, gas fire and feature fireplace
- Fitted kitchen with a range of base and wall units, gas hob, oven and free-standing white goods
- Rear hallway with door to the garden and open store cupboard
- Shower room featuring a corner shower with body jets and shower attachment, wc and sink with vanity unit
- Upper hallway with window to the front and loft access
- Bedroom one with window to the front
- Bedroom two with window to the rear and built-in storage
- Bedroom three with window to the rear and built-in storage
- Gas central heating
- Double glazing
- Private front, side and rear gardens
- Various garden sheds and storage units
- Ample on-street parking

• Included in the sale are: All floor coverings, light fittings, blinds where fitted, all integrated appliances and free-standing white goods. 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.

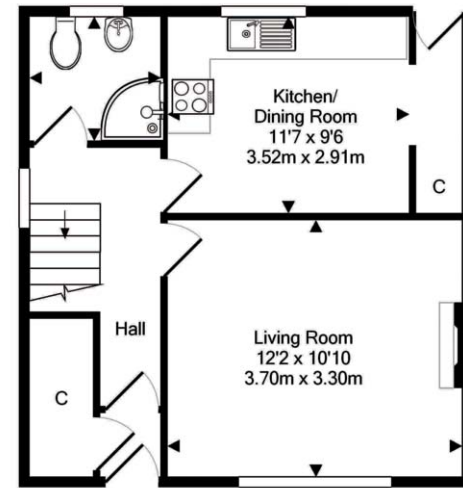
## Location

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.

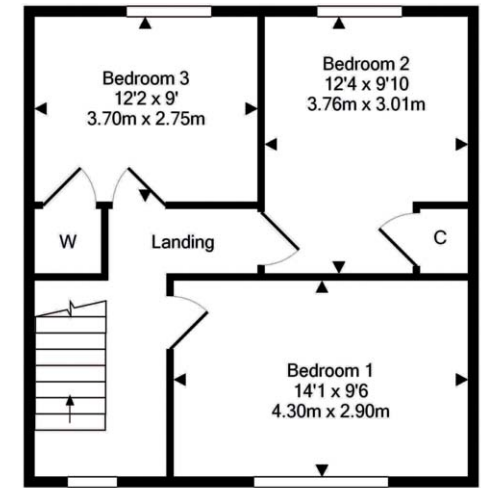
## Price & Viewing

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

## EPC Band - D



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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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.

