





Welcome

Welcome to 12 Deanburn, yet another superb not to be missed opportunity presented to the market by McDougall McQueen. We are delighted to offer this spacious three-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 represent excellent value for money in today's market and prospective buyers should move quickly to secure it. The property benefits from being mostly double glazed, has gas central heating, with 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. Viewing is by appointment only.

- Entrance hallway
- Spacious living room with dual aspect windows to the front and rear
- Rear hall with storage
- Fitted dining kitchen with front and rear facing windows, a range base and wall units, gas cooker, stainless steel splashback, extractor, white goods, and space for dining
- Upper hallway with storage
- Main bedroom with built-in store cupboard and front facing window
- Bedroom two with front facing window, built-in storage, and loft access
- Bedroom three with rear facing window, and built-in storage
- Excellent family shower room with walk-in shower and drying area, electric shower, wc and sink
- Mostly double glazed with gas central heating
- Front and rear gardens, ideal for outside entertaining and relaxation





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

All floor coverings, light fittings, blinds where fitted, gas cooker, extractor, and any remaining white goods by negotiation. No warranty applies to any integrated appliances, white goods or moveable items included in the sale.



Get in touch

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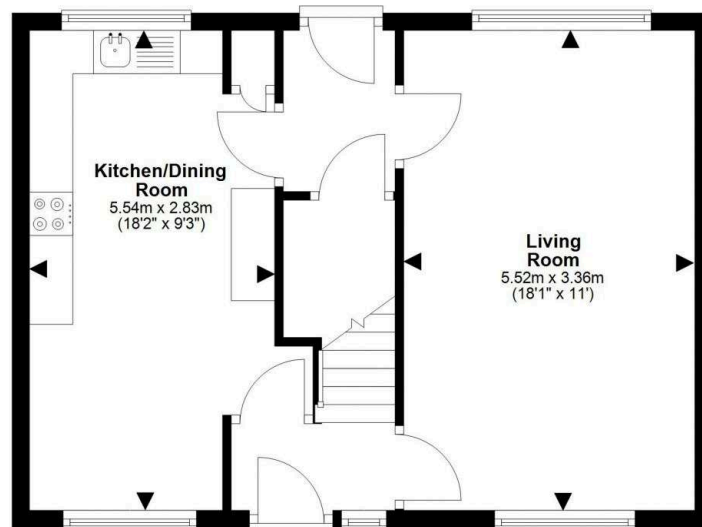
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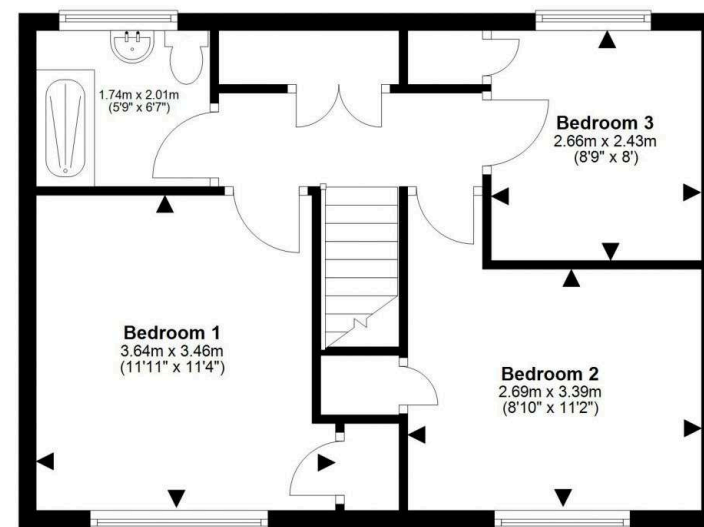


CHARTERED FIRM

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.