



32 Windsor Road, Penicuik, EH26 8EA





## Welcome

Welcome to 32 Windsor Road, a fantastic opportunity to purchase a three-bedroom semi-detached home with huge potential. Located in the popular Midlothian town of Penicuik, this property offers excellent value in the current market and is ideal for those looking to add their own touch. With a driveway, conservatory, and spacious rear garden, this home has plenty to offer. While some modernisation is required, it presents an exciting project for buyers looking to create their ideal living space.

- Entrance vestibule.
- Bright living room with French doors leading to conservatory.
- Conservatory providing additional living space with access to rear garden.
- Kitchen fitted with a gas hob, extractor, and oven.
- Three bedrooms, two with built-in storage.
- Bathroom comprising WC, wash hand basin, and bath.
- Private driveway providing off-street parking.
- Generous rear garden offering excellent potential.

Ideal project for buyers looking to modernise and add value.

This property is priced to reflect the work required and offers a great opportunity to create a wonderful home. Early viewing is recommended









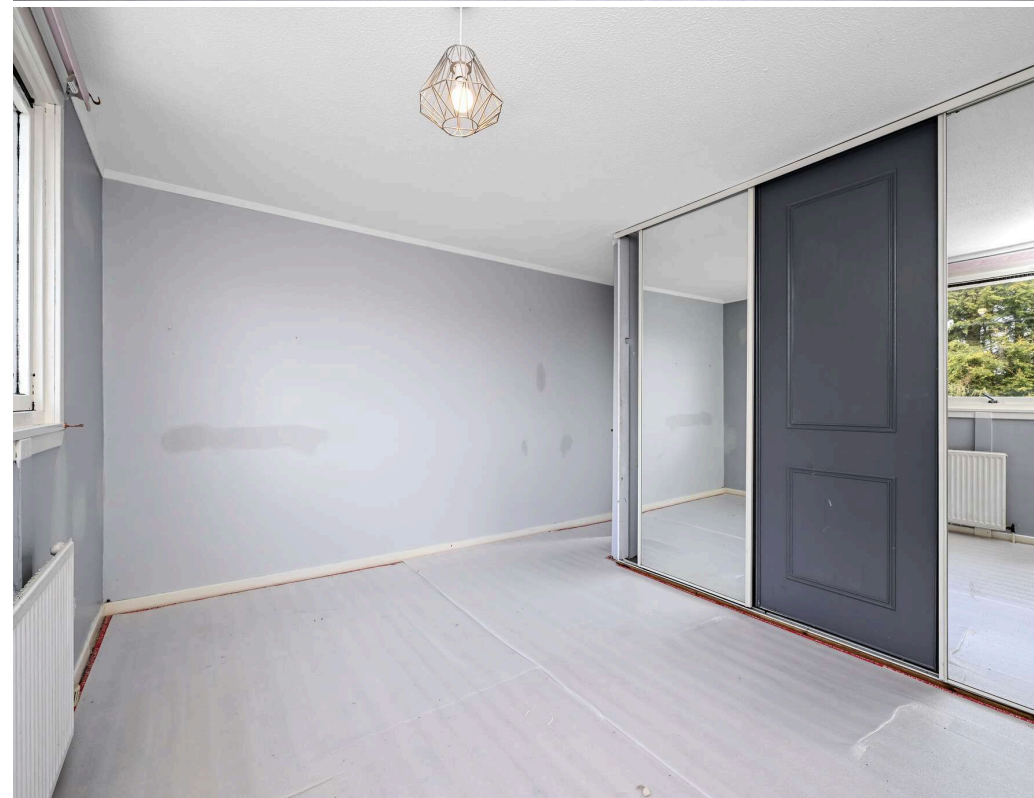


## Penicuik

Penicuik is a well-established town located approximately seven miles south of Edinburgh, making it a popular choice for commuters and families alike. As one of the largest towns in Midlothian, it offers a wide range of local amenities, including convenience shopping, leisure facilities, and a variety of bars and restaurants. Additional retail options can be found at Straiton Retail Park, which is home to several well-known High Street brands. For those who enjoy an active lifestyle, Penicuik provides excellent recreational opportunities, including a leisure centre with a swimming pool and library, as well as access to outdoor pursuits such as hiking, pony trekking, and golf. The nearby Pentland Hills Regional Park is perfect for nature lovers, while Hillend Snowsports Centre offers skiing and snowboarding. The town is well-regarded for its schooling at both primary and secondary levels. Excellent transport links include a frequent bus service to Edinburgh and surrounding areas, while the City Bypass is within easy reach, providing connections to the wider motorway network, Edinburgh Airport, and the Queensferry Crossing.

## Extras

Included in the sale are floor coverings, light fittings, blinds where fitted and integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.









# Get in touch

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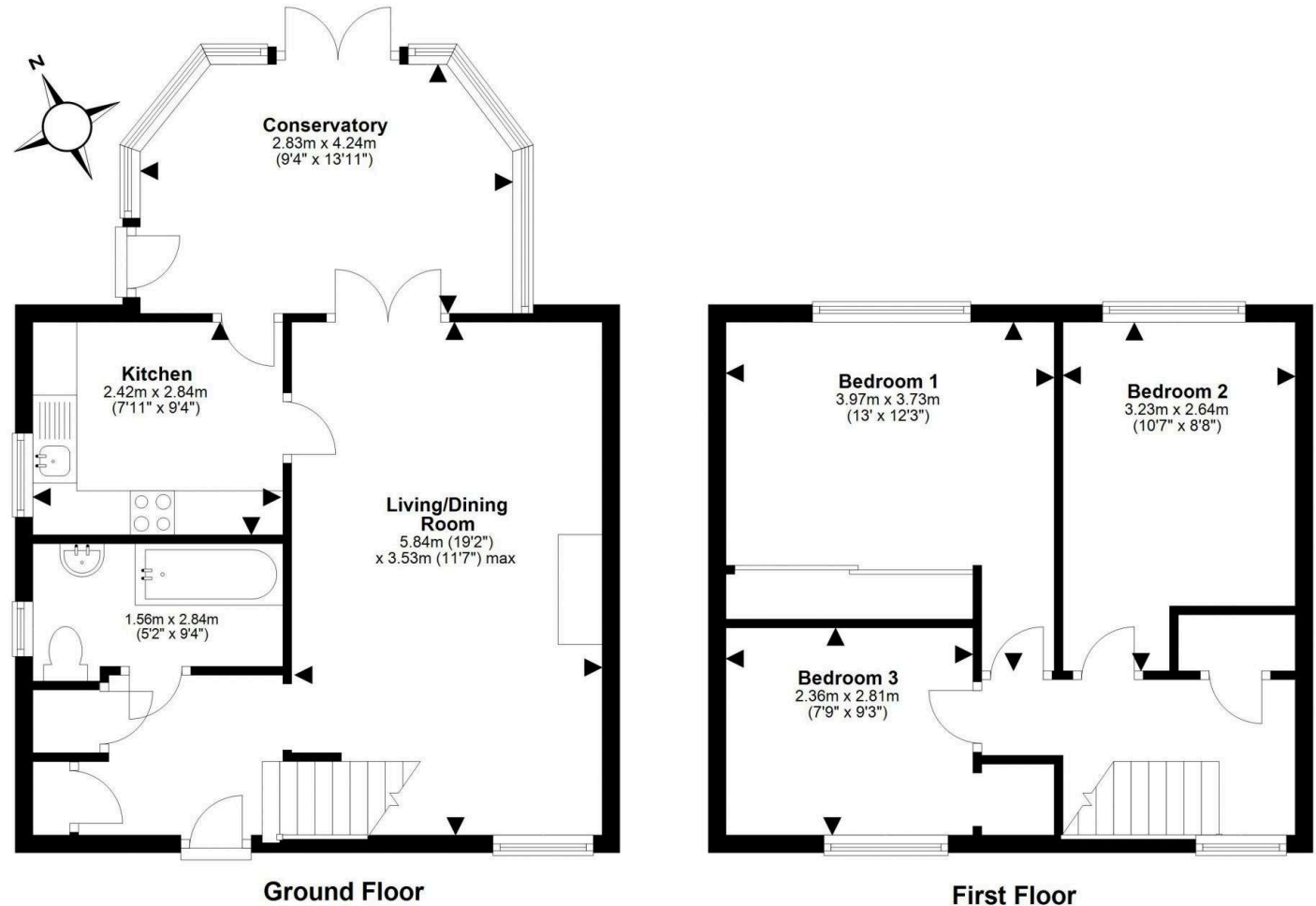
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.



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.