





Welcome

Welcome to 3 Alderbank, a bright and spacious traditional stone-built double upper flat offering flexible accommodation over two levels. Rarely available and thoughtfully upgraded by its current owners, the property features a newly fitted kitchen, new bathroom, a subtle layout enhancement, and fresh décor throughout - creating a modern, move-in-ready home with character and charm. This superb first-time purchase is in the lovely Midlothian town of Penicuik, just a short walk from the town centre and ideally placed to enjoy excellent transport links, shopping facilities, bars, restaurants, and everyday amenities. Externally, the property benefits from private courtyard area with right of access and on-street parking. With its upgraded interior, traditional appeal, and highly convenient setting, this property is sure to attract strong interest. Early viewing is highly recommended.

- Entrance vestibule
- Utility room
- Gorgeous newly fitted breakfasting kitchen with an under-stair larder style store, a range of base and wall units, island breakfast bar fitted with power, quartz worktops, appliances including a range cooker, double extractor, integrated fridge freezer, dishwasher, and wine cooler
- Stylish newly fitted shower room, large shower base with overhead raindrop shower and attachment, wc, bowl style sink with vanity unit and free-standing tap, wall vanity unit, heated towel radiator and wood wall panelling
- Living room with working window shutters, log burning stove and fireplace, and open shelved storage
- Dining room
- Upper landing with store cupboard
- Double bedroom with Dormer window and built in storage
- Double bedroom with Dormer window and stylish wood wall panelling
- Gas central heating and a mixture of single sash and case and double glazing
- On street parking
- Courtyard





Penicuik

Alderbank is in a highly desirable location just a short walk from Penicuik town centre yet adjacent to lovely rural walks to the south of the town. 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

All floor coverings, light fittings, blinds/shutters where fitted and all integrated appliances and any remaining white goods. No warranty applies to any integrated appliance, free standing appliance or any movable items included in the sale.



Get in touch

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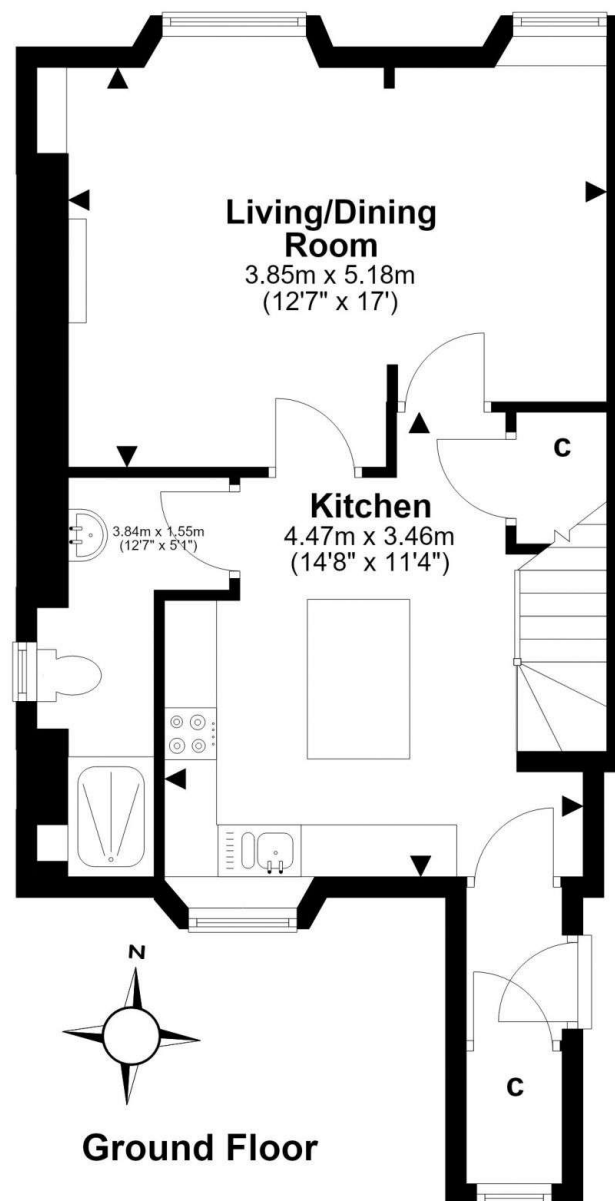
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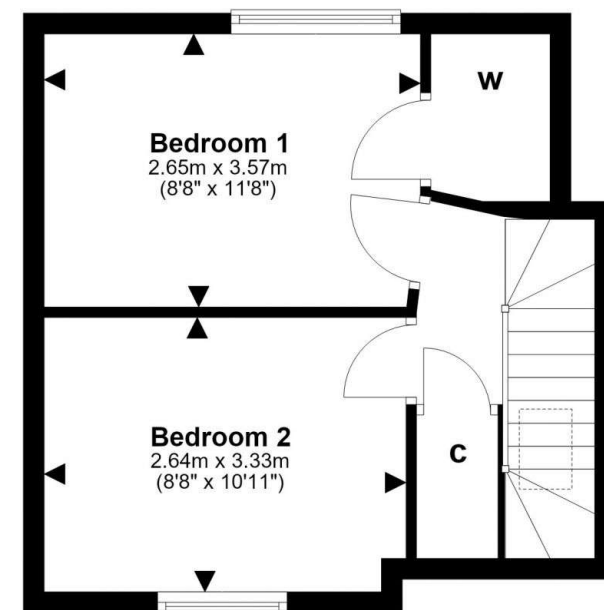


CHARTERED FIRM

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 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.



Ground Floor



First Floor

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.
Plan produced using PlanUp.