





Welcome

Welcome to 2 Glenview, a superb opportunity for first-time buyers and those with young families. This spacious three-bedroom semi-detached house occupies a spacious corner plot in a quiet cul de sac location in a popular residential area in the lovely Midlothian town of Penicuik. Conveniently located, the property is within walking distance of all local schooling and amenities. It is presented in clean condition throughout and represents excellent value for money in today's market, benefiting from recent double glazing, gas central heating with replacement boiler, a driveway for off street parking and detached garage which has both light and power. Viewing is by appointment only and should be made at your earliest convenience.

- Entrance hallway with stairs to upper level, side facing window, and under stair store
- Spacious living room with window to the front, and fireplace with log burning stove
- Fitted kitchen with wall and base units, gas hob, extractor, oven, integrated fridge, and remaining white goods
- Rear vestibule/porch with storage
- Ground floor bathroom with three-piece white suite, electric shower over the bath, and folding shower screen
- Upper hallway with loft access and storage
- Main bedroom with rear facing window and full width fitted wardrobes
- Bedroom two with front facing window and built-in wardrobes and storage
- Bedroom three with front facing window, store cupboard, and free-standing wardrobes
- Gas central heating and double glazing
- Good sized corner plot with private garden grounds
- Driveway and detached garage with light and power







Penicuik

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

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all remaining appliances, white goods, and free-standing wardrobes in bedroom three. No warranty applies to any integrated appliances, white goods or moveable items included in the sale and these are deemed sold as seen.





Get in touch

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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.

