





Welcome

Welcome to 1 Ravendean Gardens, Penicuik, an excellent opportunity to acquire a detached family home ideally suited to a wide range of purchasers, including families and professional couples. This bright and well-proportioned three-bedroom property occupies a generous corner plot within a sought-after established residential estate in the vibrant Midlothian town of Penicuik. The property has an open aspect to woodlands across the road, with panoramic views beyond Penicuik. A sought after primary school is within 5 minutes walk of the house, with the local high school within 15 minutes walk. There is a bus stop just beyond the property offering easy, 24 hour transport to Edinburgh and beyond. Offered to the market in clean, well-maintained condition, the home provides buyers with the chance to place their own stamp on the accommodation. The substantial garden grounds offer outstanding potential for future extension or development, subject to the necessary planning permissions and consents. A private driveway provides off-street parking and leads to an attached garage.

- Hallway with stairs to the upper level
- Inner hall with kitchen access
- Spacious living room with front facing window, gas fire with fire surround, and built-in storage
- Dining room with rear facing window
- Kitchen with a range of base and wall units, gas cooker, fridge, freezer, and washing machine
- Upper hallway with window to the side, loft access, and airing store cupboard
- Bedroom one with rear facing window
- Bedroom two with window to the front and built-in store cupboard
- Bedroom three with window to the front and over-stair storage
- Family bathroom with three-piece white suite with shower over the bath, wc, and sink
- Gas central heating and double glazing
- Large mature private front, side, and rear gardens
- Driveway providing parking and access to an attached garage





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

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.



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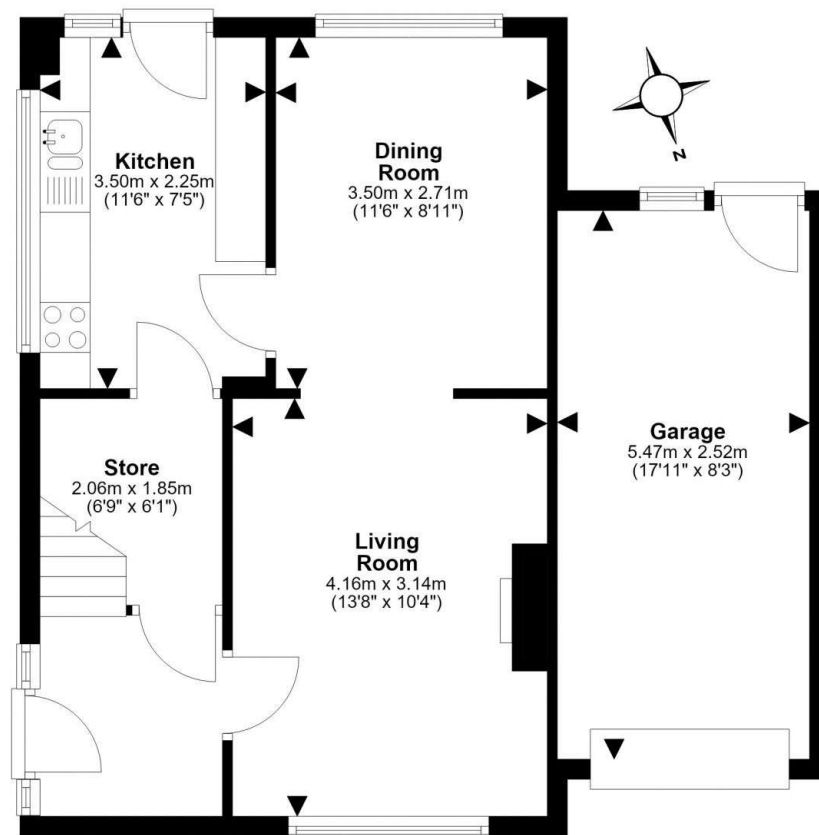
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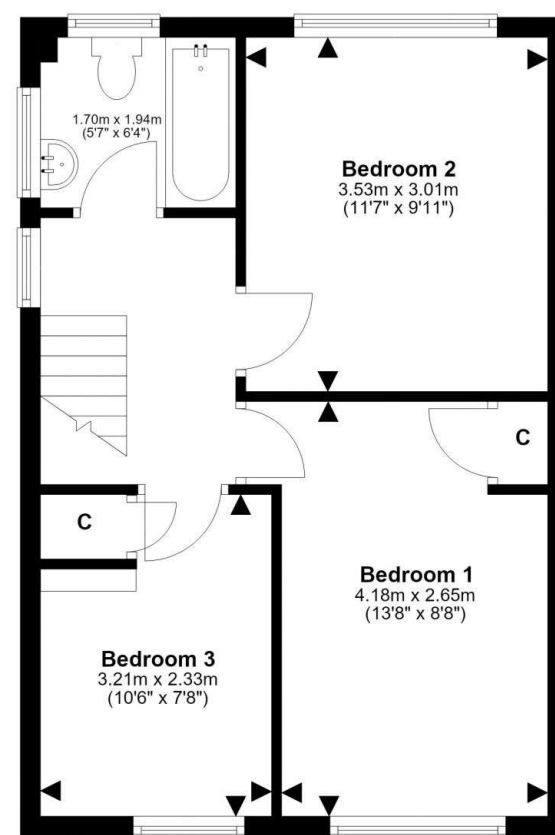


CHARTERED FIRM

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.