



44 Cranston Street, Penicuik, Midlothian, EH26 9BW



## Welcome

Welcome to 44 Cranston Street, another terrific opportunity for first-time buyers, and young families. We are delighted to present to the market this spacious two-bedroom, lower villa, part of four in a block, set in a highly sought-after area in the bustling Midlothian town of Penicuik. Providing spacious family accommodation, the property has been upgraded and improved throughout by its current owners to provide accommodation in excellent condition, benefiting from double glazing, gas central heating, and private garden grounds to the front and rear, we are sure this property will prove to be very popular. Viewing is by appointment only and should be conducted at your earliest convenience.

- Main side door entrance
- Hallway with built-in storage
- Spacious living room with front facing window
- Recently fitted kitchen with a range of base and wall units, worktops with matching splashback, composite sink, and integrated appliances including, an induction hob, oven, extractor, fridge, freezer, and washing machine
- Two double bedrooms with rear facing windows
- Shower/wet room, electric shower, wc, and sink, wall mount vanity unit, wet wall panelling, and heated towel radiator
- Recent double glazing and gas central heating
- Private garden grounds to the front and rear, with communal drying green





## Penicuik

Penicuik, located in Midlothian, Scotland, is a highly desirable town set at the picturesque foot of the Pentland Hills. Renowned for its stunning natural landscapes and thriving community, Penicuik offers an exceptional quality of life. Residents benefit from a wealth of local amenities, reputable schools, and expansive green spaces, making it the ideal location for families and professionals alike. The town boasts convenient transport links to Edinburgh, ensuring easy access to the capital while maintaining a tranquil, semi-rural setting. Penicuik is perfect for those seeking outdoor pursuits, with abundant walking trails and leisure opportunities. This outstanding blend of lifestyle, connectivity, and environment positions Penicuik as a premier choice for discerning buyers.

## Extras

Included in the sale are floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any movable items, integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen.



# Get in touch

 [mcdougallmcqueen.co.uk](https://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith  
EH22 1JB

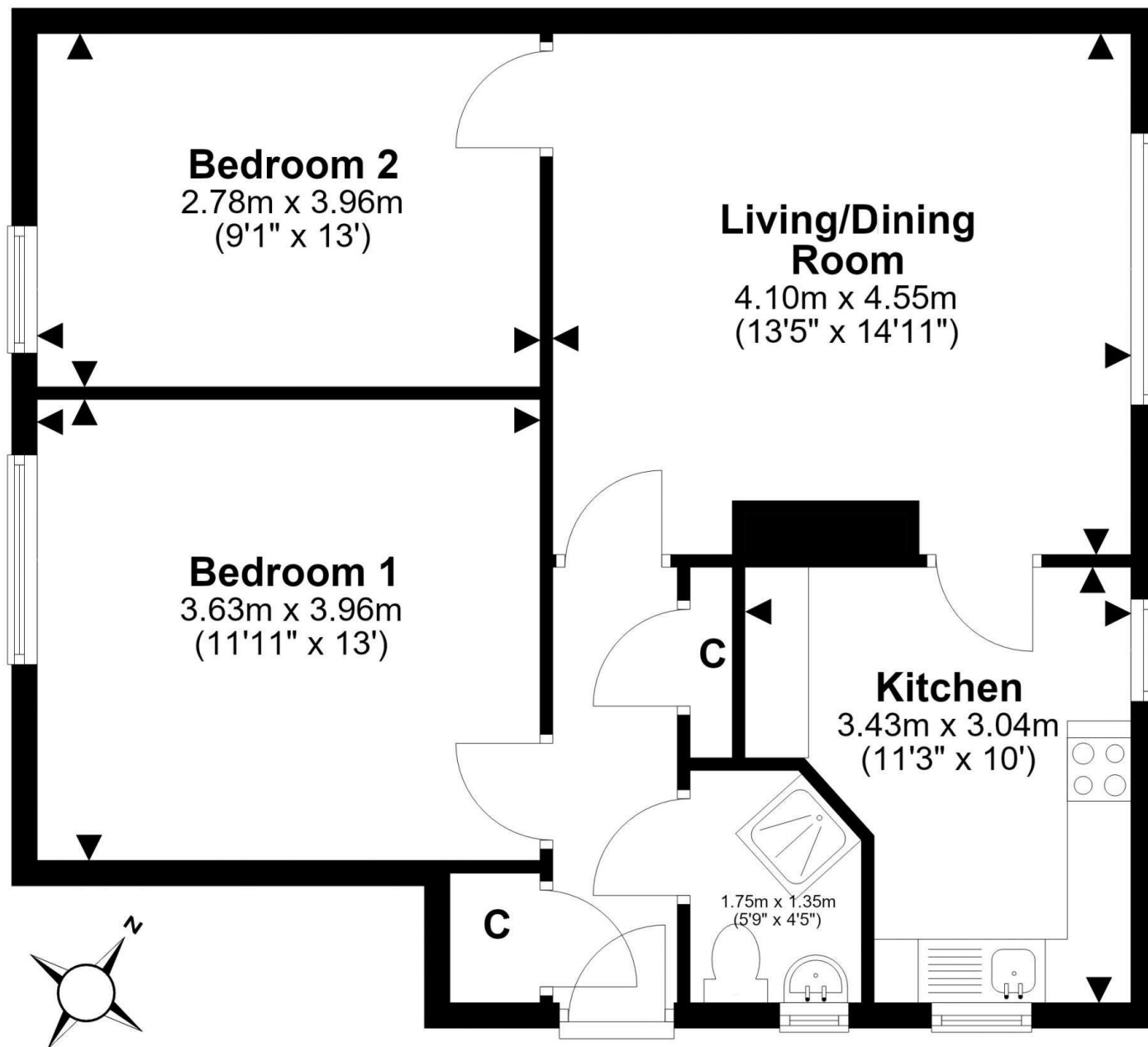
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



**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.



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.