





## Welcome

Welcome to 7 Windsor Drive, a superb opportunity to purchase an affordable family home, great for first-time buyers, young families, and investors. We are delighted to present to the market this spacious two-bedroom, upper flat, set in the lovely Midlothian town of Penicuik. This property provides superb family accommodation and is presented in excellent order throughout having been upgraded and improved by its current owners. It is ideally placed to take advantage of all the amenities including, shopping, and schooling that Penicuik has on offer. The property benefits from a good garden plot with a driveway providing off-street parking, recent double glazing, and gas central heating.

- Popular residential location
- Main side door entrance
- Upper hallway with storage and loft access (part floored)
- Spacious living room with twin front facing windows, wall mount electric fire, and feature fire surround
- Lovely, fitted kitchen with a range of base and wall units, electric range cooker, white goods and ample built-in storage
- Two double bedrooms all with built-in wardrobes and storage
- Family bathroom with electric shower over the bath, folding shower screen, wc, and sink
- Recent double glazing and gas central heating
- Private garden grounds to the side and rear
- Driveway with space for two cars





## 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 range cooker. 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. Other items may be available by negotiation.



# Get in touch

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

 0131 240 3818

Property Hub:

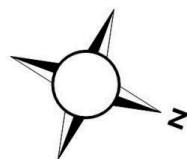
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

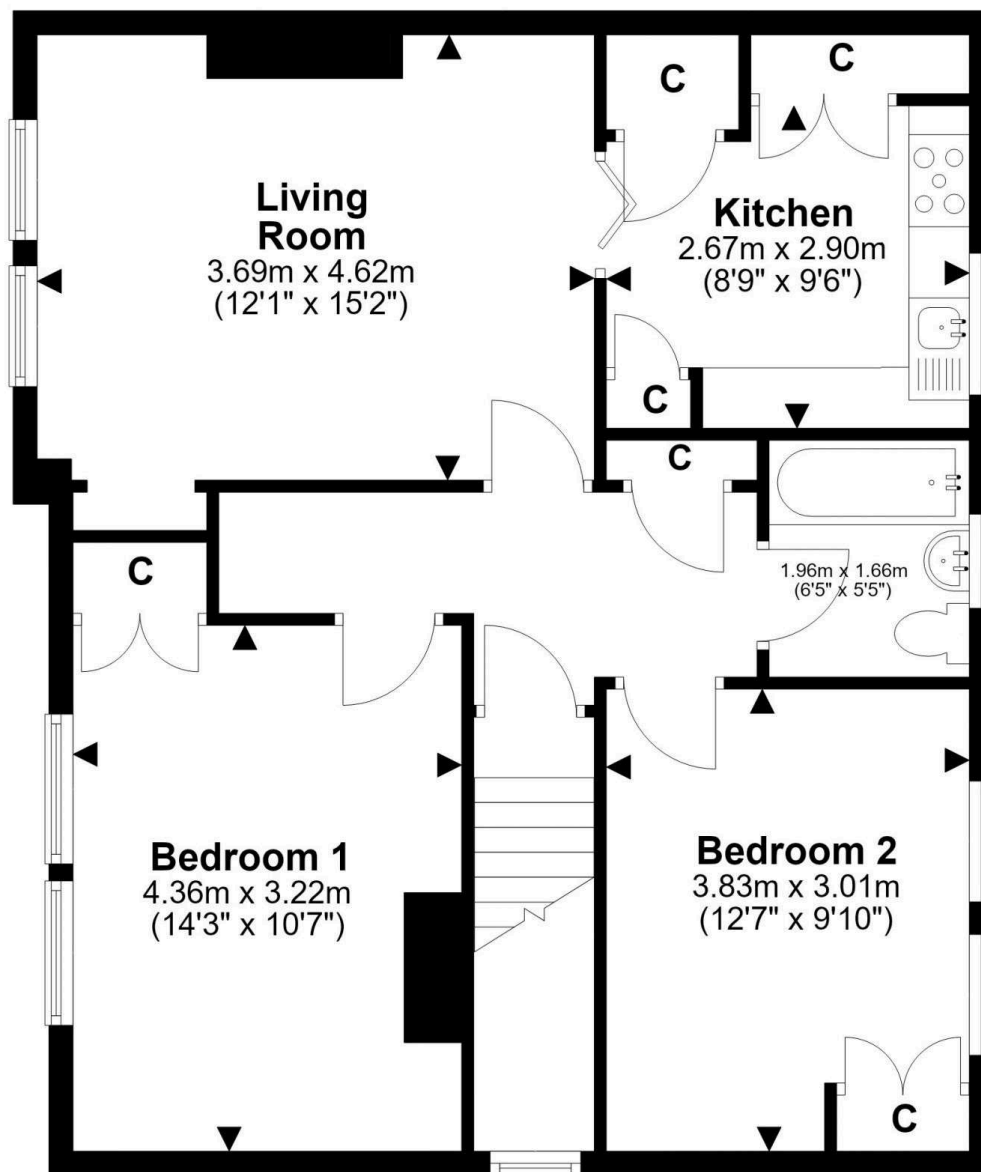
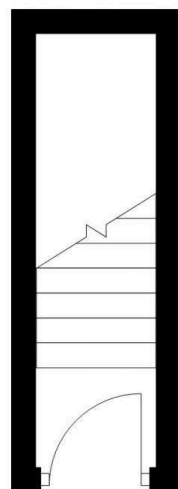
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.