





Welcome

Welcome to 142 John Street, Penicuik, a bright and generously proportioned three-bedroom ground floor flat with its own main door entrance, ideally situated within a popular central residential area of this sought-after Midlothian town. Conveniently positioned within easy walking distance of local schooling, a wide range of amenities and excellent transport links, this impressive property is perfectly suited to a variety of purchasers, including first-time buyers, growing families, downsizers and those seeking the convenience of ground floor living. Presented in excellent condition throughout, the accommodation offers spacious and flexible living space, complemented by gas central heating and double glazing, ensuring comfort and energy efficiency all year round. Externally, the property enjoys private garden grounds to both the front and rear, providing attractive outdoor spaces for relaxing, entertaining, or enjoying the warmer months. Properties of this nature are always in high demand, and early viewing is highly recommended to fully appreciate everything on offer.

- Hallway with large under stair store cupboard
- Living and dining room with front facing window
- Modern fitted kitchen with rear facing window and door, a range of modern handleless base and wall units, fitted with integrated appliances
- Lovely family bathroom with raindrop shower and attachment over the bath, shower screen, wc and sink with vanity unit, and wet wall panelling
- Three bedrooms
- Gas central heating and double glazing
- Private garden grounds to the front, and rear





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

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



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

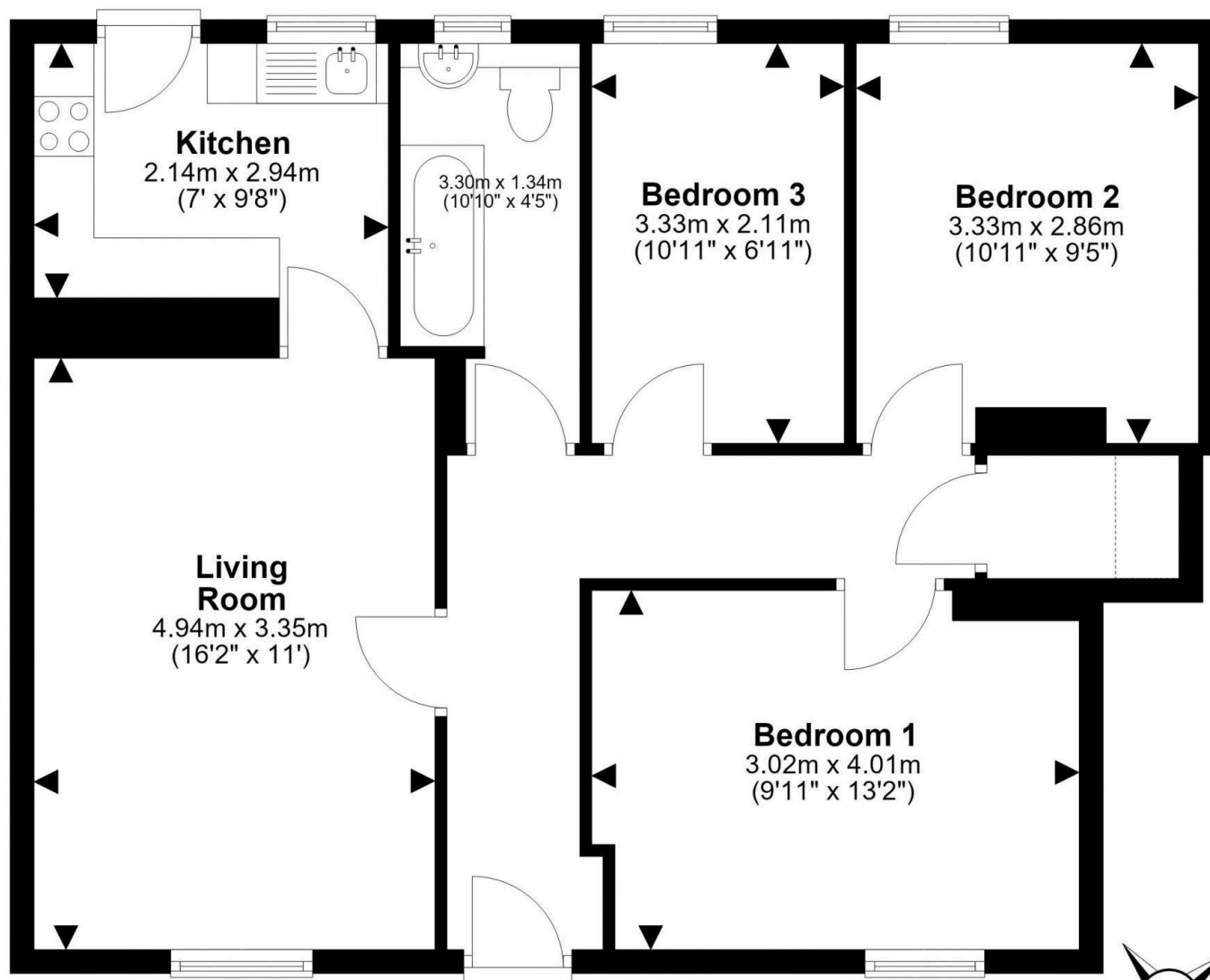
Bruntsfield Office:

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.

