McDougall McQueen
solicitors & estate agents

19 Wyvis Park, Penicuik, Midlothian, EH26 8JX

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Welcome

Welcome to 19 Wyvis Park, a spacious three-bedroom terraced property, occupying a superb child safe location in a popular residential area in the charming Midlothian town of Penicuik. With generous living space designed for modern family life, the house is ideally situated within walking distance of all local amenities including schooling. The property is offered to the market in clean condition but does require some upgrading, allowing you to impose your own style. The property benefits from, gas central heating, double glazing, external thermal cladding and render, ample on-street parking, and private gardens to both the front and rear, creating ideal spaces for outdoor entertaining and relaxation. Viewings are available by appointment only.

- Entrance hall with under-stair storage
- Living room and dining room with front and rear facing windows, electric fire, and store cupboard
- Fitted kitchen with a range of base and wall units, tiled splashback, electric cooker, extractor, and washing machine
- Upper hallway with loft access
- Main bedroom with front facing window, built-in wardrobes, and storage
- Bedroom two with rear facing window, and built-in storage
- Bedroom three with front facing window and over stair storage
- Family shower/wet room with electric shower
- Double glazing, gas central heating, external thermal cladding and render
- Garden grounds to the front and rear providing the ideal space for relaxation and entertaining
- Ample on-street parking

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, electric cooker, and any remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

Get in touch

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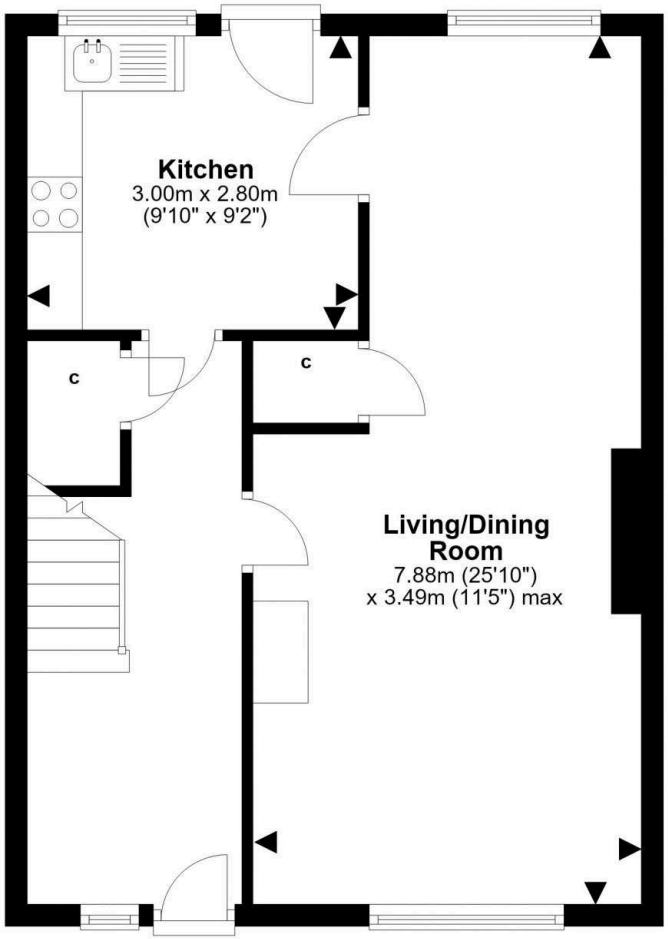
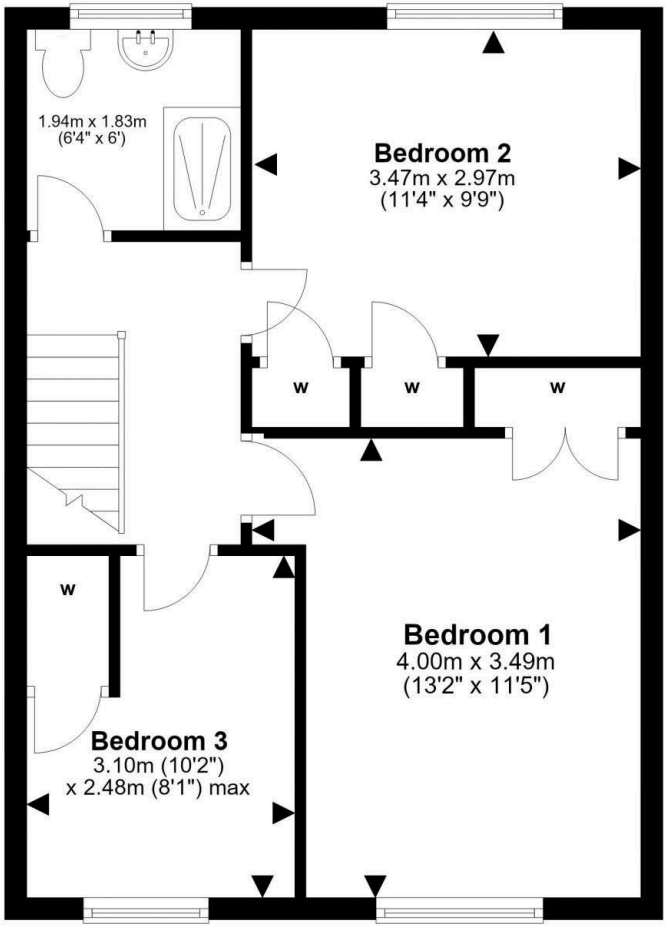
espc CHARTERED FIRM

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.