

McDougall McQueen
solicitors & estate agents

19 West Street, Penicuik, Midlothian, EH26 9DG

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Welcome

Welcome to 19 West Street, Penicuik, a gorgeous, bright, and spacious three-bedroom double upper villa, ideally suited to first-time buyers, professional couples, and growing families. Situated in the heart of this popular Midlothian town, this traditional main door property enjoys a highly convenient central location, just a short walk from excellent local amenities, shops, schools, and transport links. Presented to the market in excellent condition throughout, the property has been lovingly maintained by the current owners and offers generously proportioned accommodation over two levels. The home seamlessly combines traditional charm with modern-day comfort, creating a welcoming and versatile living space. A particular feature of the property is the attractive private garden grounds, and communal drying green, providing an excellent outdoor retreat for relaxation and entertaining. Further enhancing its appeal is a detached garage located a short walk, over the street from the property, offering valuable parking, and additional storage.

- Stunning town and countryside views to the front
- Entrance via a vennel to a hidden gem of a property
- Own main door entrance and staircase to the first floor
- Entrance vestibule
- Hallway with built in storage and stairs to the upper level
- Spacious living room, with study area recess, and fireplace
- Bedroom/dining room with Edinburgh style press, and ornate fireplace
- Fitted dining kitchen with a range of wall and base units, gas hob, extractor, double oven, washing machine, fridge freezer, dishwasher, and ample dining space
- Walk-in pantry style store/utility room
- Bathroom with separate shower
- Upper landing
- Bedroom with front facing Dormer window and Velux window to the rear
- Bedroom with front facing Dormer window, Velux to the rear and built-in wardrobes
- Gas central heating boiler and double glazing
- Gorgeous private garden grounds with an additional communal drying green
- Detached garage
- 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

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances and remaining white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items may be available by negotiation









Get in touch

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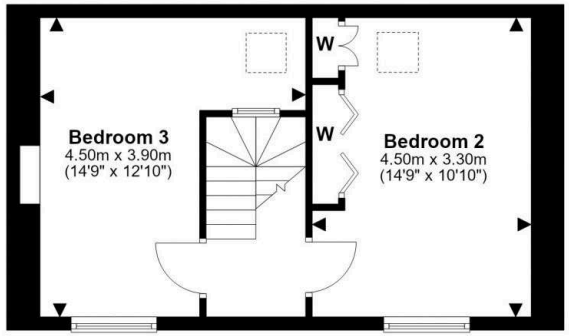
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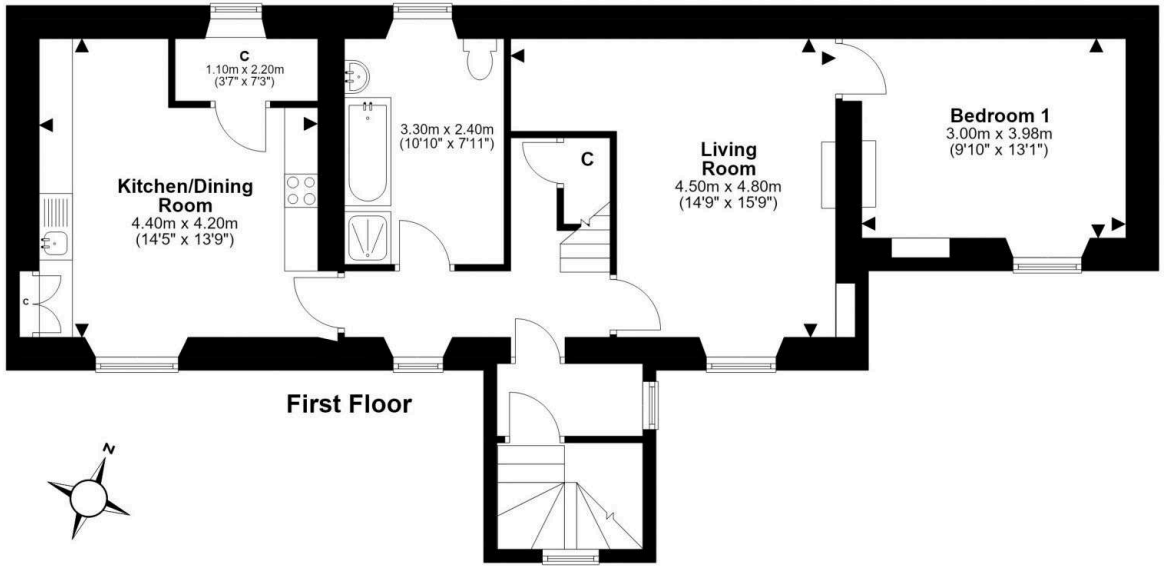
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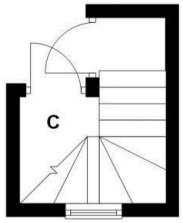
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted 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.



Second Floor



First Floor



Ground 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.