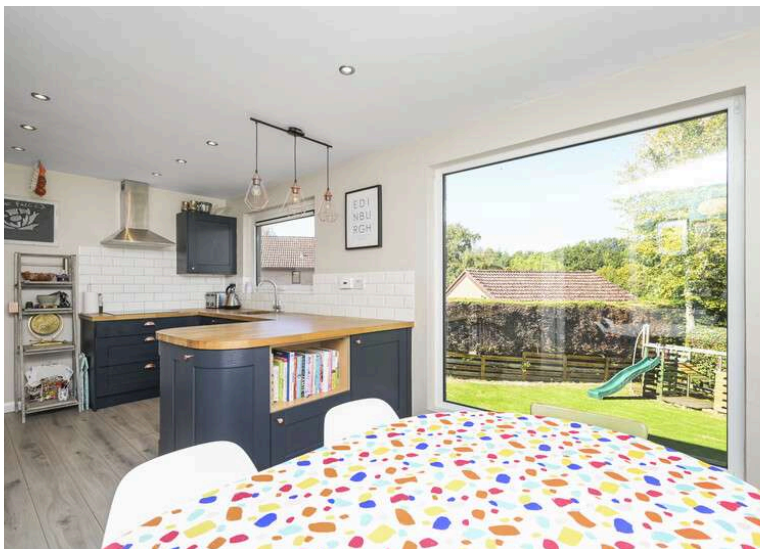




12 Pomathorn Bank, Penicuik, Midlothian, EH26 8LP

www.mcdougallmcqueen.co.uk



Another gorgeous large family home offered to the market by McDougall McQueen. Set in wonderfully quiet, private cul de sac location in the lovely Midlothian town of Penicuik, this superb property provides spacious accommodation over two level with five bedrooms and substantial garden grounds. Ideal for professional couples who love to entertain and those with larger growing families. Set in a much sought-after mature development superbly located within walking distance of all local amenities this detached home is offered to the market in excellent condition throughout having been well maintained and improved throughout the years by its current owners. There are mature private garden grounds surrounding the property with various areas to relax and entertain. A driveway provides off-street parking and access to an integral attached double garage which has both light and power.

- Superb sought-after rarely available residential location
- Hallway with study area and storage
- Ground floor WC
- Large living room with front facing window and patio doors to the rear
- Bedroom five/large office with dual aspect windows
- Open plan beautifully appointed fitted kitchen and dining area with picture window to the rear, a range of units providing pull out larder, base and wall storage, solid oak wood worktops, induction touch control hob, extractor, oven, combined microwave oven, plate warming drawer, integrated dishwasher, and integrated fridge and freezer
- Main bedroom with window to the rear and built-in mirrored wardrobes
- En-suite shower room with double shower base, raindrop shower and attachment. WC, sink with vanity unit, and towel radiator
- Bedroom two with lovely open outlook to the rear
- Bedroom three with front facing window
- Bedroom four with front facing window
- Family bathroom with p-shape bath, raindrop shower and attachment, shower screen, WC, sink, and towel radiator
- Gas central heating and double glazing
- Driveway for off street parking with additional parking bays on-street



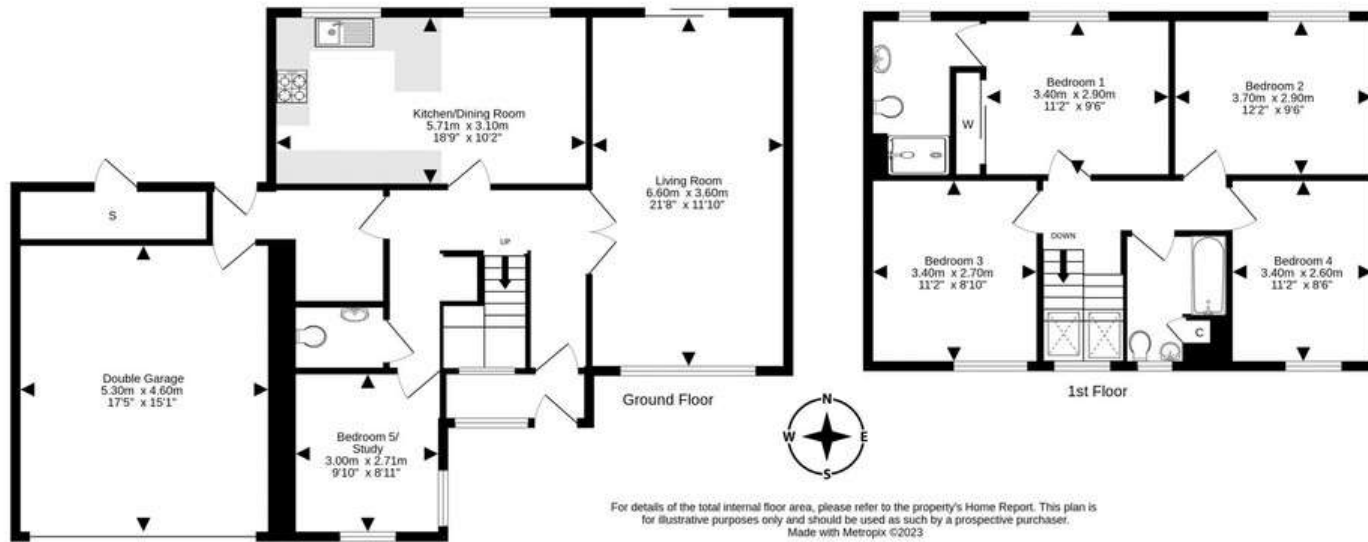
Location

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is skiing at Hillend. 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, and integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be made available by negotiation and are subject to offer.

EPC Band - C



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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 appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

