



5 Waulkmill Drive, Penicuik, Midlothian, EH26 8LA

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

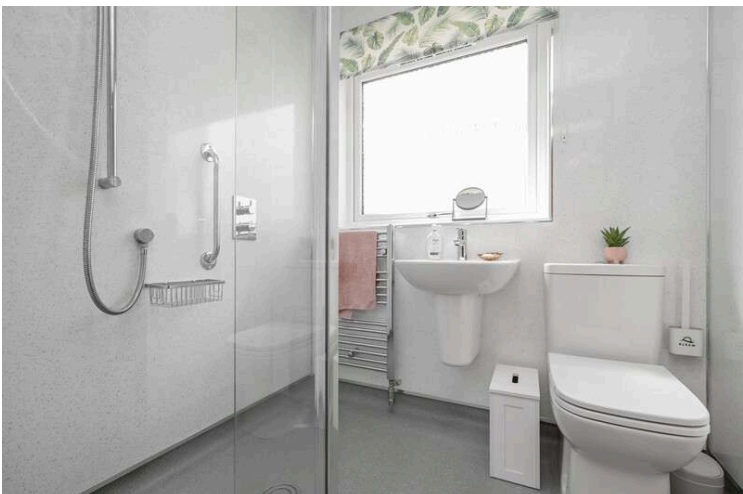




McDougall McQueen are delighted to present to the market this bright and spacious extended detached bungalow, offering flexible accommodation in a much sought-after private residential area in the lovely Midlothian town of Penicuik. This rarely available style of property in this quiet location is superbly placed to take advantage of local schooling, transport links and all other amenities in the Penicuik and surrounding areas. This property is ideal for a number of potential buyers including families and those looking for accommodation all on ground floor level. The property is presented in good clean condition throughout, having been well maintained by its owners. A driveway provides off-street parking for several cars and access to an attached garage which has both light and power.

- Superb sought-after private residential location with stunning uninterrupted countryside views
- Reception hallway with walk-in store cupboard, additional storage, space for a dining table & chairs, and loft ladder access to a partly floored loft with light.
- Spacious lounge with picture window to the front providing stunning views
- Fitted kitchen with a range of base and wall units. Touch control ceramic hob, stainless steel splashback, extractor, oven, integrated dishwasher, free-standing washing machine and fridge freezer
- Family wet room with walk-in shower, overhead raindrop shower and attachment. WC and sink with wet wall cladding
- Main bedroom with fitted mirrored wardrobes and access to a conservatory via patio doors
- Dwarf wall conservatory/sunroom with light and power, accessed from both the hallway and bedroom one
- Bedroom two with window to the rear and built-in wardrobes
- Bedroom three with side facing window and open shelved storage
- Gas central heating and double glazing
- Private garden grounds the front, side and rear which are ideal for outside entertaining
- Driveway providing off street parking for several cars
- Garage with light and power
- Ample additional on-street parking





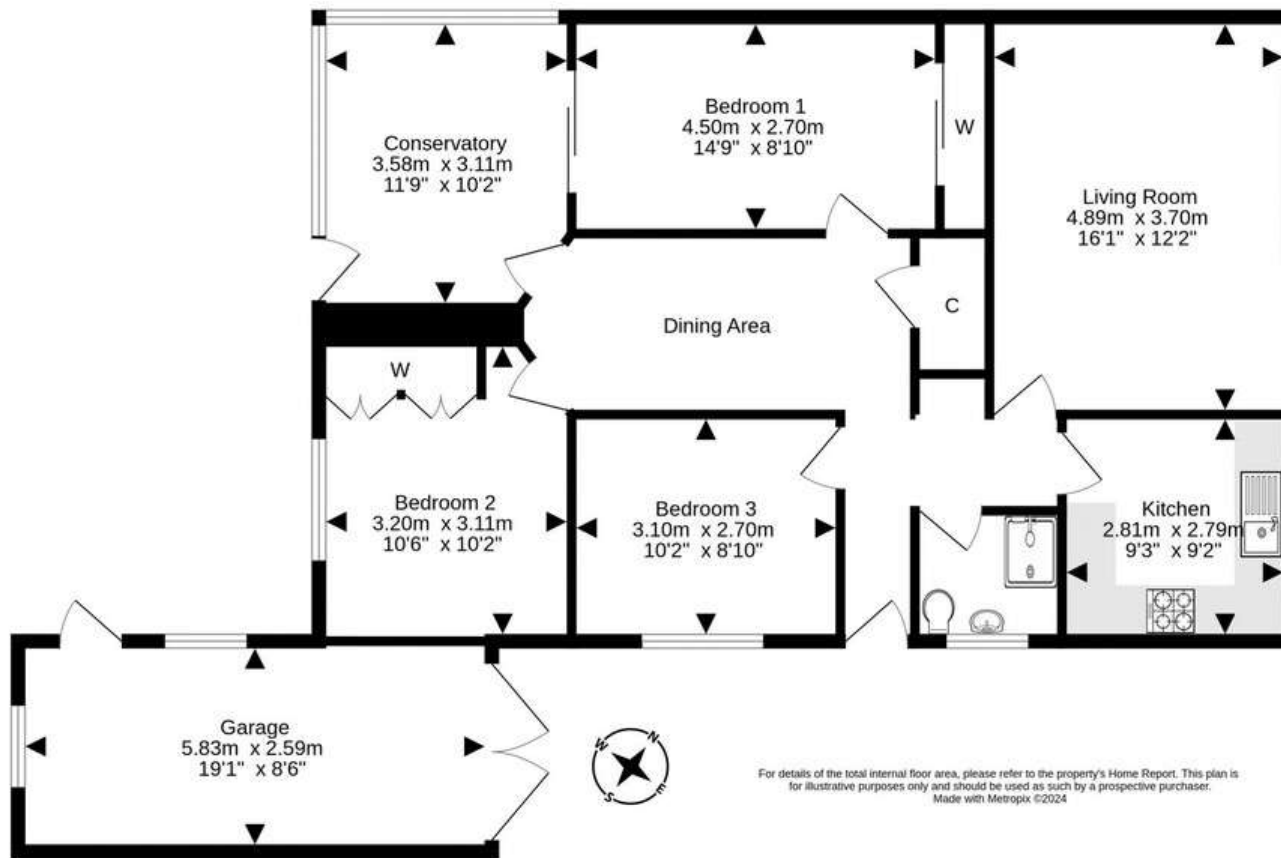
## Location

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. No warranty applies to any integrated or free-standing white goods and these items are deemed to be sold as seen. Other items including white goods and items of furniture may be included by negotiation.

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.

