



16 Rullion Road, Penicuik, Midlothian, EH26 9HT

www.mcdougallmcqueen.co.uk



Superb opportunity, ideal for families, professional couples and first-time buyers, McDougall McQueen are delighted to present to the market this spacious three-bedroom semi-detached house set in an established sought after residential estate in the bustling Midlothian town of Penicuik, conveniently located close to all local amenities including schooling at both primary and secondary level. The property is offered for sale in good clean condition throughout having been well maintained throughout the years by its current owners. The property benefits from a front porch, double glazing, gas central heating, garden grounds to the front, side, and rear with parking to the rear, with a detached garage which has both light and power.

- Extremely popular residential location
- Wonderful opportunity for families, first-time buyers, and professional couples
- Spacious living room with stairs to the upper level, front facing window, living flame gas fire with fire surround, and an under-stair store
- Dining room with rear facing window
- Fitted kitchen with a range of base and wall units
- Upper hallway with Ramsay ladder loft access
- Bedroom one with integrated full width wardrobes and dressing table
- Bedroom two with airing cupboard storage
- Bedroom three with small store cupboard
- Family shower room with shower cubicle with wc, sink, and towel radiator
- Gas central heating and double glazing
- Well kept, private front, side and sunny rear gardens which are ideal for outside entertaining
- Parking to the rear with ample additional on-street parking
- Detached garage to the rear of the property which has both light and power



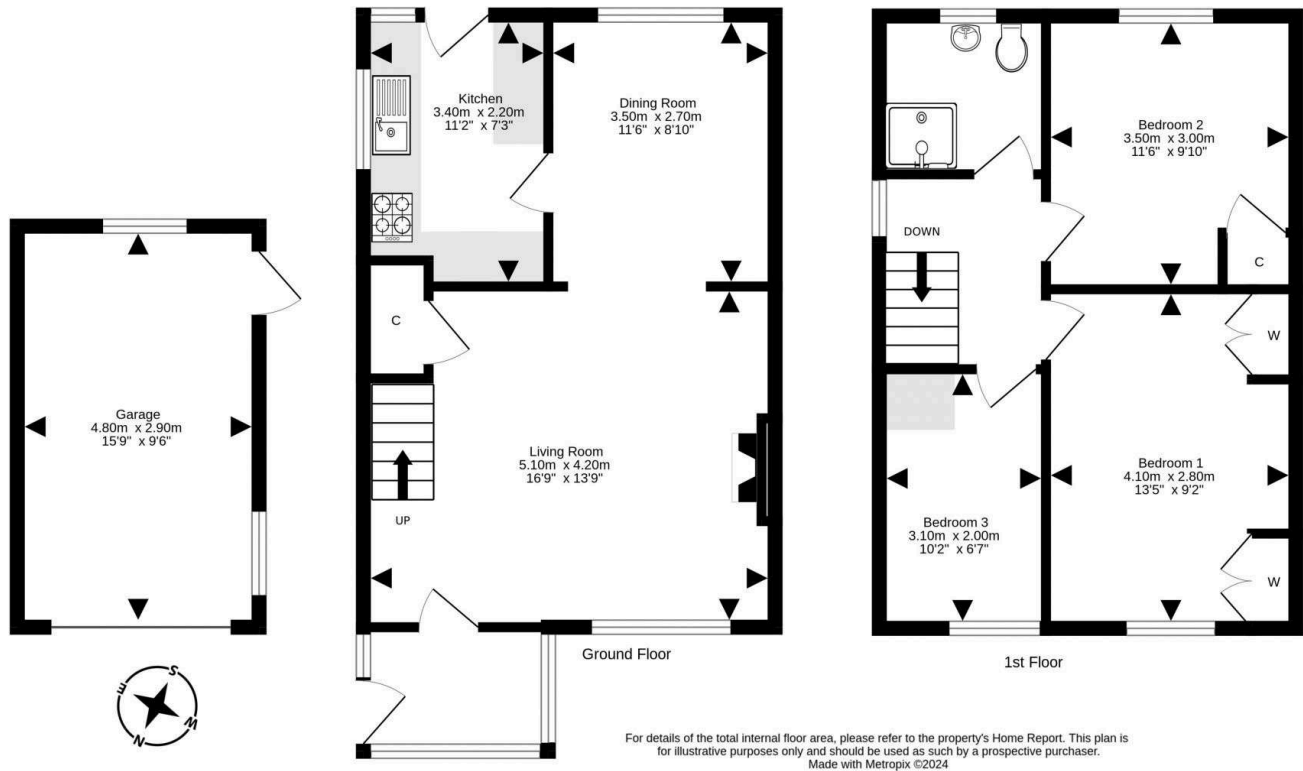
Location

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, oven, hob, extractor, and all remaining free-standing appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including furniture may be available by negotiation.

EPC Band - E



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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.

