



8 Hunter's Hill, Penicuik, Midlothian EH26 9AG

www.mcdougallmcqueen.co.uk



Large extended detached property, providing flexible accommodation. McDougall McQueen are delighted to present to the market this bright, and spacious, three-bedroom extended detached house occupying a prime spot, in a popular and much sought-after residential area in the lovely Midlothian town of Penicuik. Conveniently located and within walking distance of all local schooling and amenities, it is thought this property will make the ideal family home. The property is offered in good clean condition throughout, having been well maintained and improved throughout the years by its current owner and offers spacious family accommodation over two levels. The property is enhanced with double glazing, gas central heating and a detached garage with light and power. This ideal family home and its location are sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Spacious living room with front facing window, feature limestone fireplace with electric fire
- Dining room
- Fitted kitchen with a range of base and wall units, gas hob, oven, extractor, integrated fridge, and integrated dishwasher
- Garden room with roof windows adding light to the room with additional windows overlooking the garden
- Rear hall with garden access
- Utility room
- Ground floor WC
- Upper hallway with store cupboard and loft access
- Main bedroom with window to the front
- Bedroom two with window to the rear and store cupboard
- Bedroom three with window to the front
- Family bathroom with three-piece white suite with shower over the bath and shower attachment
- Gas central heating and new double glazing
- Private garden grounds to the front, and rear
- Detached single garage with light and power



Location

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.

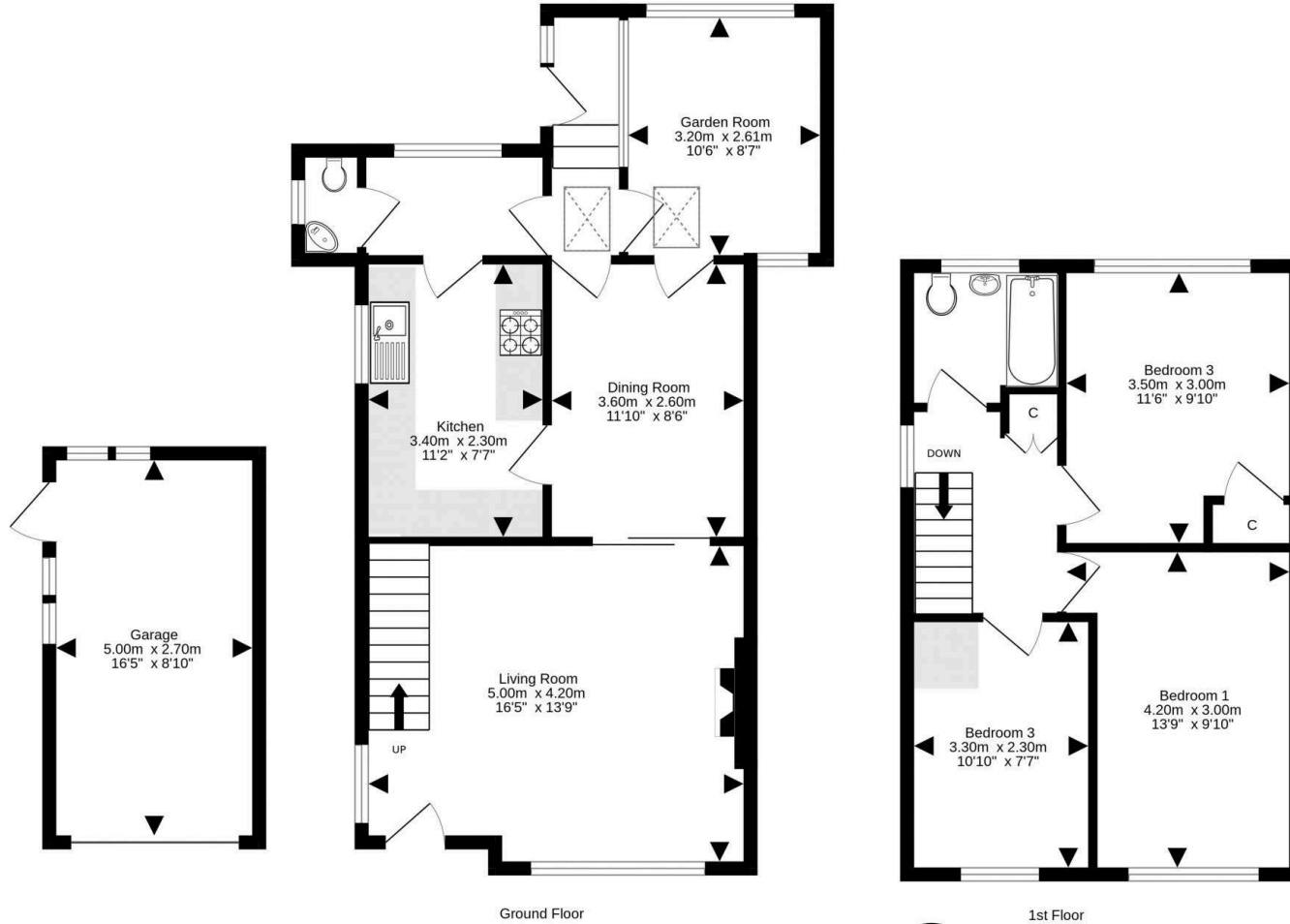
Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances and any 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.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntisfield Office: 103-105 Bruntisfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

