





Very rarely available property style, extended to provide spacious, flexible family accommodation over two levels with superb outside space and extended garage providing and additional entertaining space and family/games room. McDougall McQueen are delighted to offer for sale this spacious four-bedroom linked semi-detached house set in an established sought after residential area in the bustling Midlothian town of Penicuik, conveniently located in a quiet cul de sac 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 and improved throughout the years by its current owners. Viewing is by appointment only and an appointment to view should be made at your earliest convenience to avoid disappointment.

- Entrance hall with stairs to the upper level and open under stair storage
- Ground floor WC
- Spacious living and room with dual aspect windows
- Newly fitted dining kitchen with a range of base and wall units, breakfast bar, worktops with matching splashback's, space for dining, ceramic sink, gas hob with glass splashback, extractor, and double oven
- Utility room with sink, base and wall units, with garden access
- Bedroom one with dual aspect windows
- Bedroom two with rear facing window & Bedroom three with window to the front
- Bedroom four with front facing window, currently being used as a dressing room
- Lovely family bathroom with jacuzzi bath, shower over the bath with folding shower screen, wc and sink
- Floored and lined attic room with Velux window, heating, light, and power with access to eave's storage
- Gas central heating and double glazing
- Private garden grounds providing various areas for outside entertaining including a covered terrace, patio, and decking area
- Extended and converted garage with light and power currently used as a games room



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.

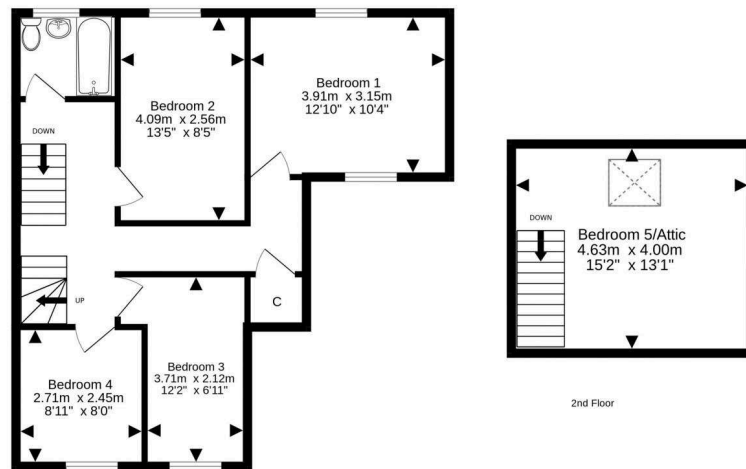
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances and the kitchen table. 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.

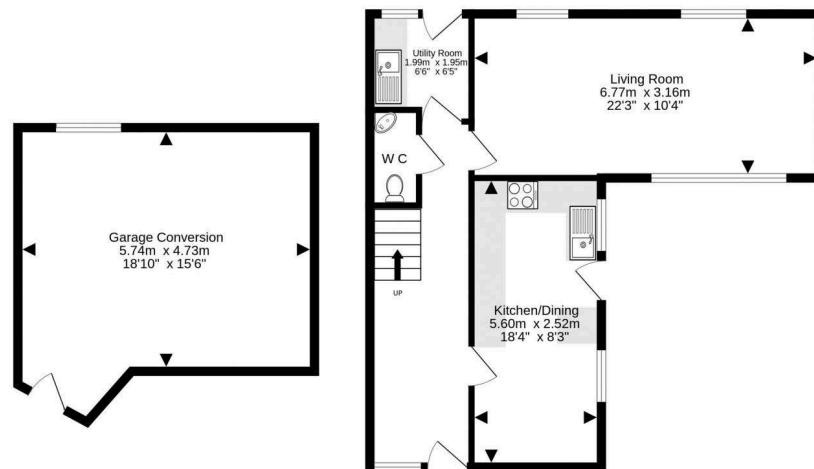
Price & Viewing

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

EPC Band - C



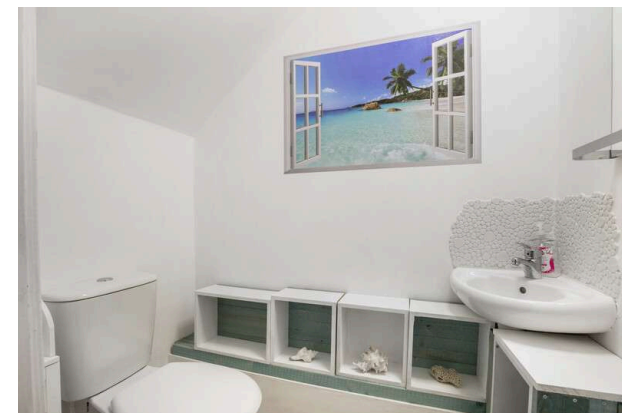
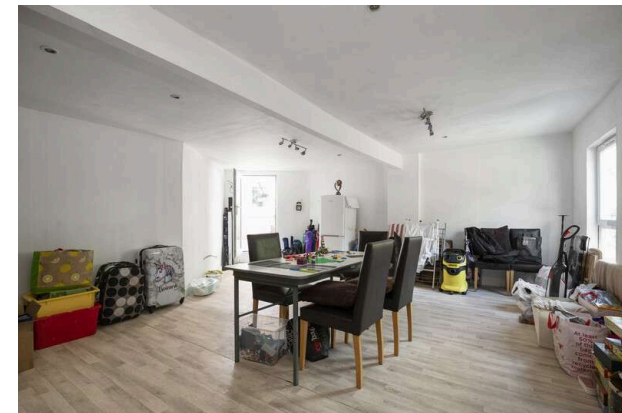
1st Floor



Ground Floor



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
Bruntsfield Office: 103-105 Bruntsfield 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.

espc
McDougall McQueen