

Mc
McDougall McQueen
Mc
solicitors & estate agents



4 Boyd Orr Drive, Penicuik, Midlothian, EH26 0JR

www.mcdougallmcqueen.co.uk



Another wonderful opportunity, ideal for families, professional couples, and first-time buyers, presented to the market by McDougall McQueen. We are delighted to offer for sale 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 but would now benefit from some light refurbishment. This home occupies a great corner plot location, and benefits from double glazing, gas central heating, garden grounds to the front, side, and rear with a driveway leading to a detached garage. 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 a large walk-in store cupboard
- Spacious living room with front facing window, living flame gas fire with fire surround
- Dining room with rear facing window
- Fitted kitchen with a range of base and wall units with gas cooker, extractor, washing machine, and dishwasher
- Upper hallway with side facing window, store cupboard, and Ramsay ladder loft access (part floored with light)
- Bedroom one with front facing window
- Bedroom two with window to the rear and built-in mirrored

- wardrobes and store cupboard
- Bedroom three with window to the front and over stair store cupboard
- Family shower room with corner shower cubicle, wc and sink with vanity unit, and a towel radiator
- Gas central heating and double glazing
- Well kept, private front, side and rear gardens which are ideal for outside entertaining
- Driveway for off street parking providing access to a detached garage



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.

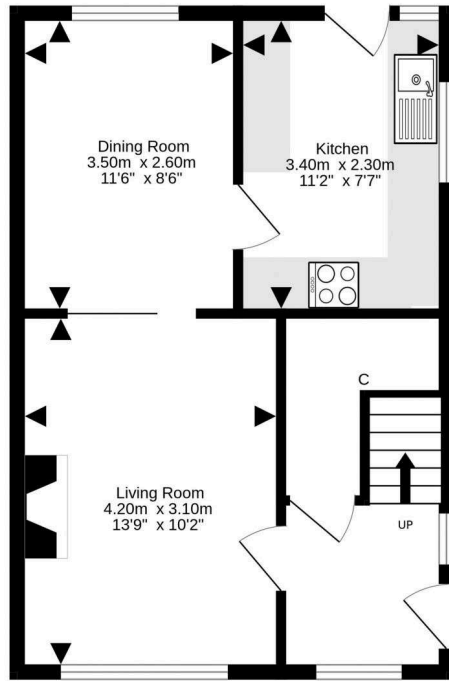
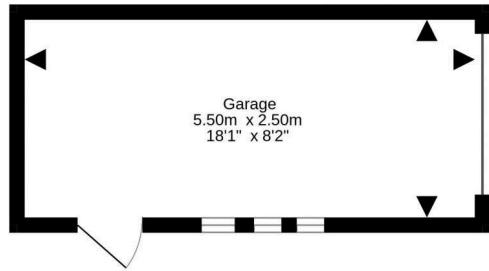
Extras

All floor coverings, light fittings, blinds where fitted, gas cooker, extractor and 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 may be available by negotiation.

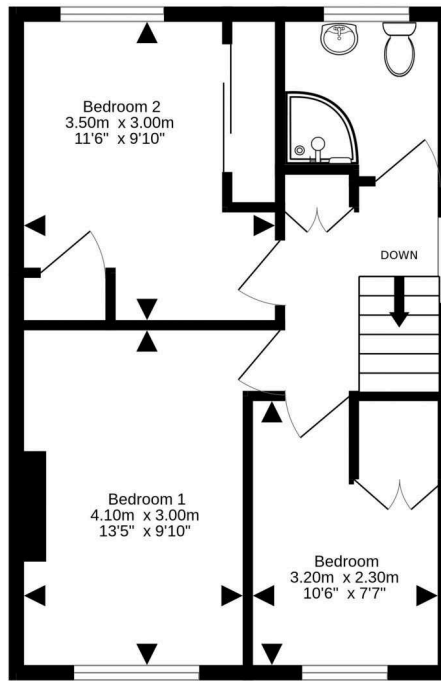
Price & Viewing

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

EPC Band - C



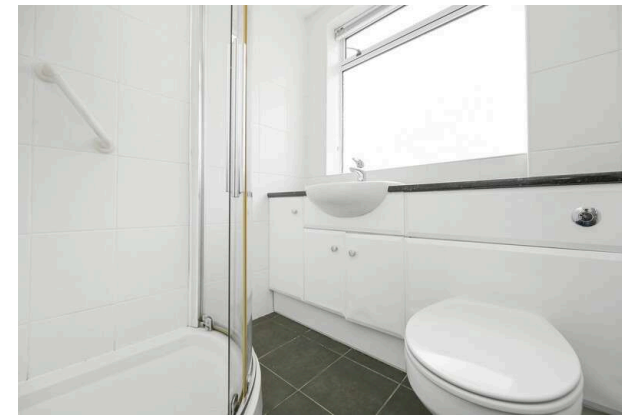
Ground Floor



1st 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.
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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.

