



27 Greenhill Park, Penicuik, Midlothian EH26 9EX

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Lovely recently upgraded property offering a wonderful opportunity for families, professional couples, and first-time buyers, presented to the market by McDougall McQueen. We are delighted to offer this spacious three-bedroom terraced house set in an established sought after residential estate in the bustling Midlothian town of Penicuik, conveniently positioned in a child friendly location close to all local amenities including schooling at both primary and secondary level. The property is offered for sale in excellent condition and benefits from recent new double glazing, gas central heating, garden grounds to the front, accessed via a pathway and grassed area, terraced landscaped rear garden, parking, and a detached garage with light, power and new roof fitted.

- Hallway with stairs to the upper level and under stair storage
- Spacious living room with front facing window, and newly fitted recessed gas fire
- Dining room with French doors with glass side panel to the rear garden
- Lovely, fitted kitchen with a range of base and wall units, gas hob, extractor, oven, and free-standing white goods
- Upper hallway
- Modern family shower room with corner shower cubicle, wc and sink with combined vanity unit and storage
- Bedroom with rear facing window and store cupboard
- Bedroom with window to the front
- Bedroom three with window to the front and over stair storage, access to the loft via a pull-down ladder
- Attic storage room with Velux window to the rear, eves storage, light, power, and heating
- Gas central heating and recent double glazing
- Good sized private front and rear gardens which are ideal for outside entertaining, with the rear garden having been landscaped
- Parking to the rear with a detached garage, new roof, light, and power



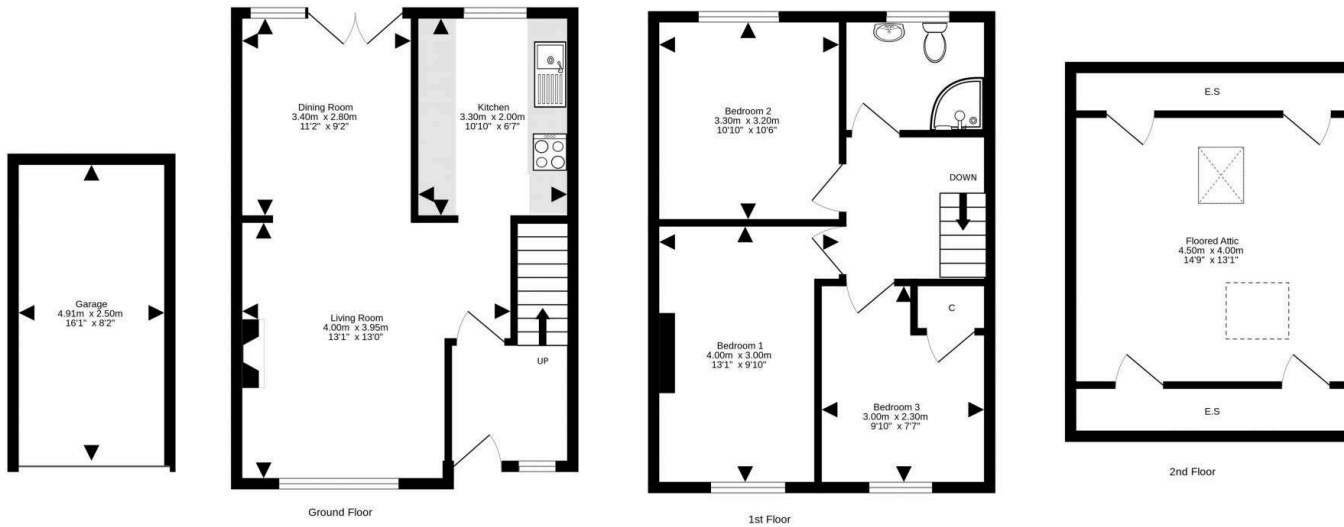
## Location

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.

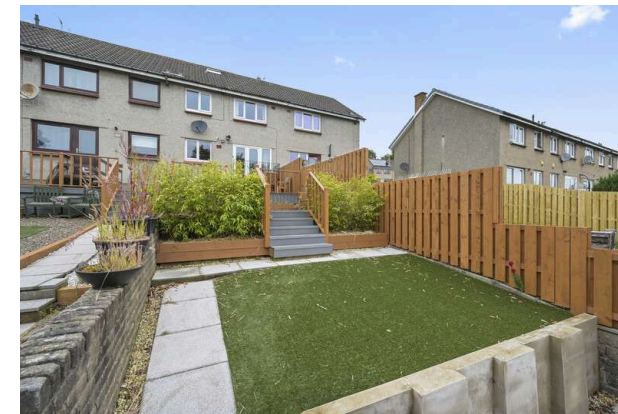
## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, cooker, all remaining free-standing appliances, and greenhouse. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

EPC Band - C



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.

