

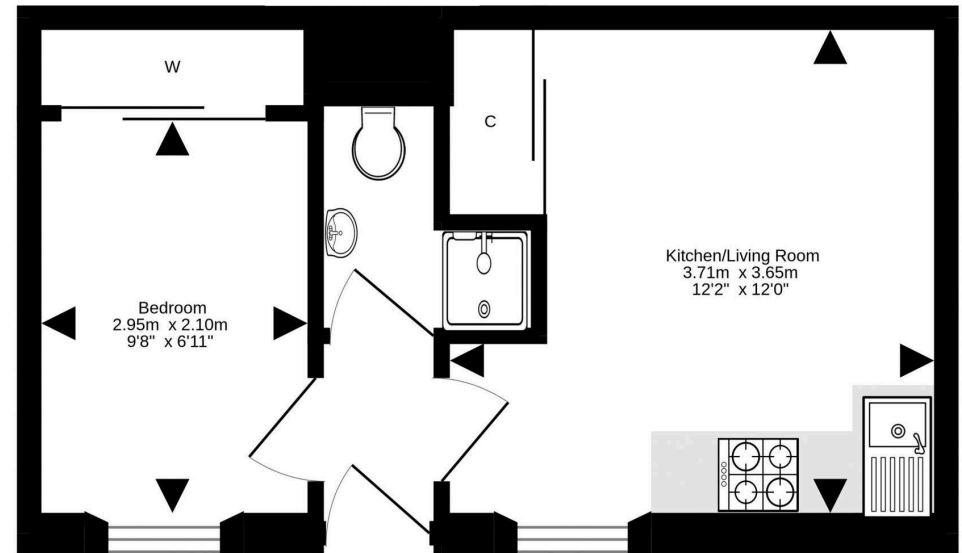
Great first-time purchase, perfect for single people, couples, or those looking for ground floor living. We at McDougall McQueen are delighted to present to the market this lovely one-bedroom ground floor traditionally built flat, set in a sought-after area in a central location in the lovely Midlothian town of Penicuik, it is conveniently located within a stone's throw of the town centre. It is thought this property will make the ideal first-time purchase, downsize or investment opportunity. The property is offered in good clean order throughout and provides excellent accommodation with garden grounds to the rear with ample on-street parking.

- Superb sought-after residential location, close to all amenities and transport links
- Main door entrance to the rear of the building
- Hall with access to all rooms
- Open plan living room and kitchen with rear facing window, a range of base and wall units, electric cooker, extractor, washing machine, built-in store cupboard currently housing the fridge freezer
- Shower room with three-piece suite, shower cubicle, wc and sink
- Double bedroom with rear facing window, built-in mirrored wardrobes, and storage
- Gas central heating and double glazing
- Rear garden grounds, external storage, and on street parking

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.

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. Made with Metropix ©2024



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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.

