



4 Dean Place, Penicuik, Midlothian, EH26 0AQ

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

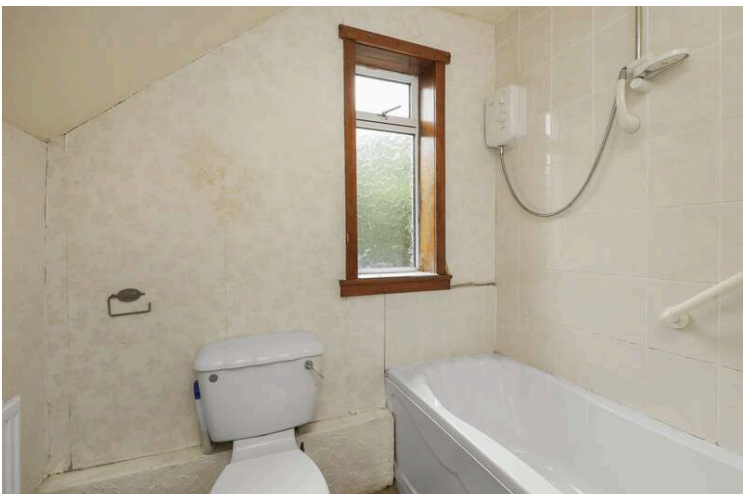




Another superb family home representing excellent value. McDougall McQueen are delighted to present to the market this spacious three-bedroom semi-detached house, occupying a prime location at the end of a quiet cul de sac in a popular residential location in the lovely Midlothian town of Penicuik. Providing spacious accommodation over two levels, conveniently located and within walking distance of all amenities, including schooling, it is thought this property will make the ideal home for first time buyers, professional couples and for young families looking for more space. The accommodation is offered to the market requiring refurbishment but offering excellent value in today's market. There are private garden grounds to the front, side, and rear, whilst there is a gated driveway.

- Superb location within walking distance of all amenities and schooling
- Quiet cul de sac setting
- Entrance vestibule
- Hallway with stairs to the upper level and under stair storage
- Spacious living room with front facing window
- Basic kitchen with units, gas cooker, and under counter fridge
- Rear hall with store cupboard and rear garden access
- Ground floor bathroom with three-piece white suite
- Upper hallway with loft access and over stair store
- Bedroom with store cupboard
- Bedroom with built-in storage
- Bedroom with open store cupboard
- Double glazing and gas central heating
- Good sized garden grounds to the front, side, and rear, providing the possibility to extend (given statutory planning and consents)
- Gated driveway





## 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.

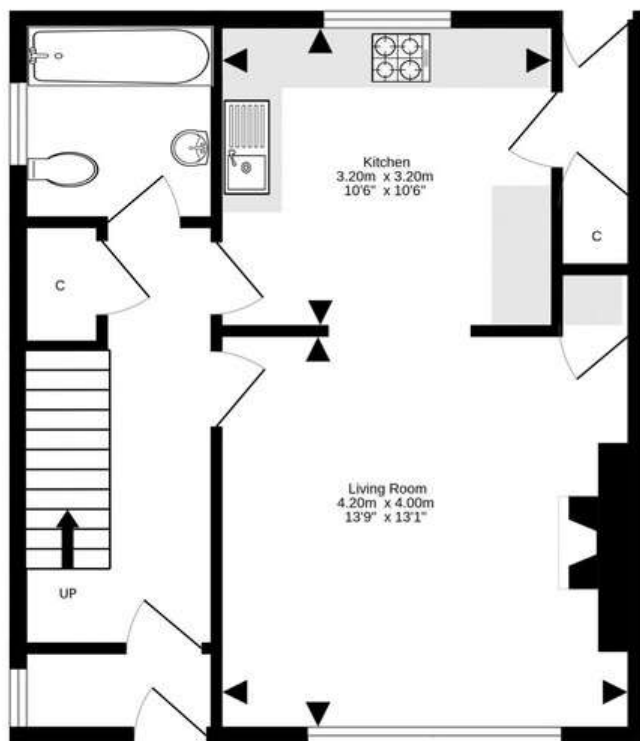
## Extras

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

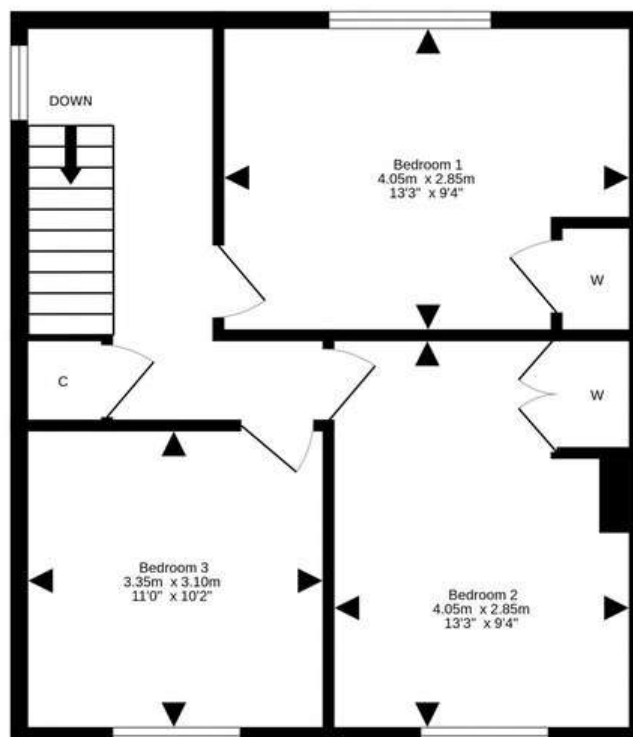
## Price & Viewing

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

EPC Band - D



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.

