



9 Milton Bridge, Penicuik, Midlothian, EH26 ORD

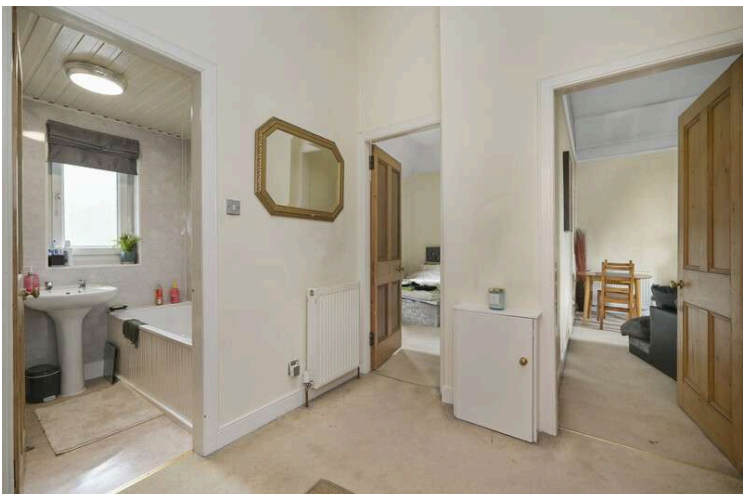
www.mcdougallmcqueen.co.uk



Superb, very rare opportunity to acquire this lovely property in the heart of Milton Bridge with views over Glencorse Golf Course. McDougall McQueen are delighted to present to the market this bright and deceptively spacious two-bedroom main door upper villa next to and overlooking Glencorse Golf Course in the lovely village Milton Bridge just North of Penicuik. It is thought this property style will be the ideal property for first time buyers and professional couples alike. The property is offered in good all-round condition throughout with gas central heating, double glazing, and private garden grounds to the rear. Viewing is by appointment and should be made at your earliest convenience.

- External staircase leading to a main door entrance
- Reception hallway with store cupboard and loft access
- Spacious living and dining room with dual aspect windows, electric fire and surround, picture rail, and part shelved open storage with cupboard below
- Fitted kitchen with rear facing window, a range of wall and base units, gas cooker, washing machine and fridge freezer
- Bedroom one with twin windows to the front, and double

- wardrobes
- Bedroom two with front facing window, and part shelved open storage with cupboard below
- Family bathroom with electric shower over the bath, folding shower screen, wc, and sink
- Gas central heating and double glazing
- Own private garden grounds to the rear
- Lovely outlook over Glencorse Golf Club



Location

Milton Bridge is situated in attractive open countryside near Penicuik and within convenient commuting distance of Edinburgh. The town of Penicuik provides excellent local shopping, including a Tesco supermarket. The retail shopping centre at Straiton is nearby and includes Ikea, Marks & Spencer food, and a Sainsbury's supermarket. Excellent recreational facilities in the area include Glencorse Golf Club, Hillend Ski Centre, and the Pentland Hills Regional Park. Primary education is nearby at Mauricewood Primary School and secondary schooling is available at Beeslack High School. There is easy access to the city by-pass via the Straiton or Lothianburn junctions, which leads to the A1, M8 and Edinburgh International Airport. A regular bus service also provides access to Edinburgh city centre making this an ideal location for the commuter.

Extras

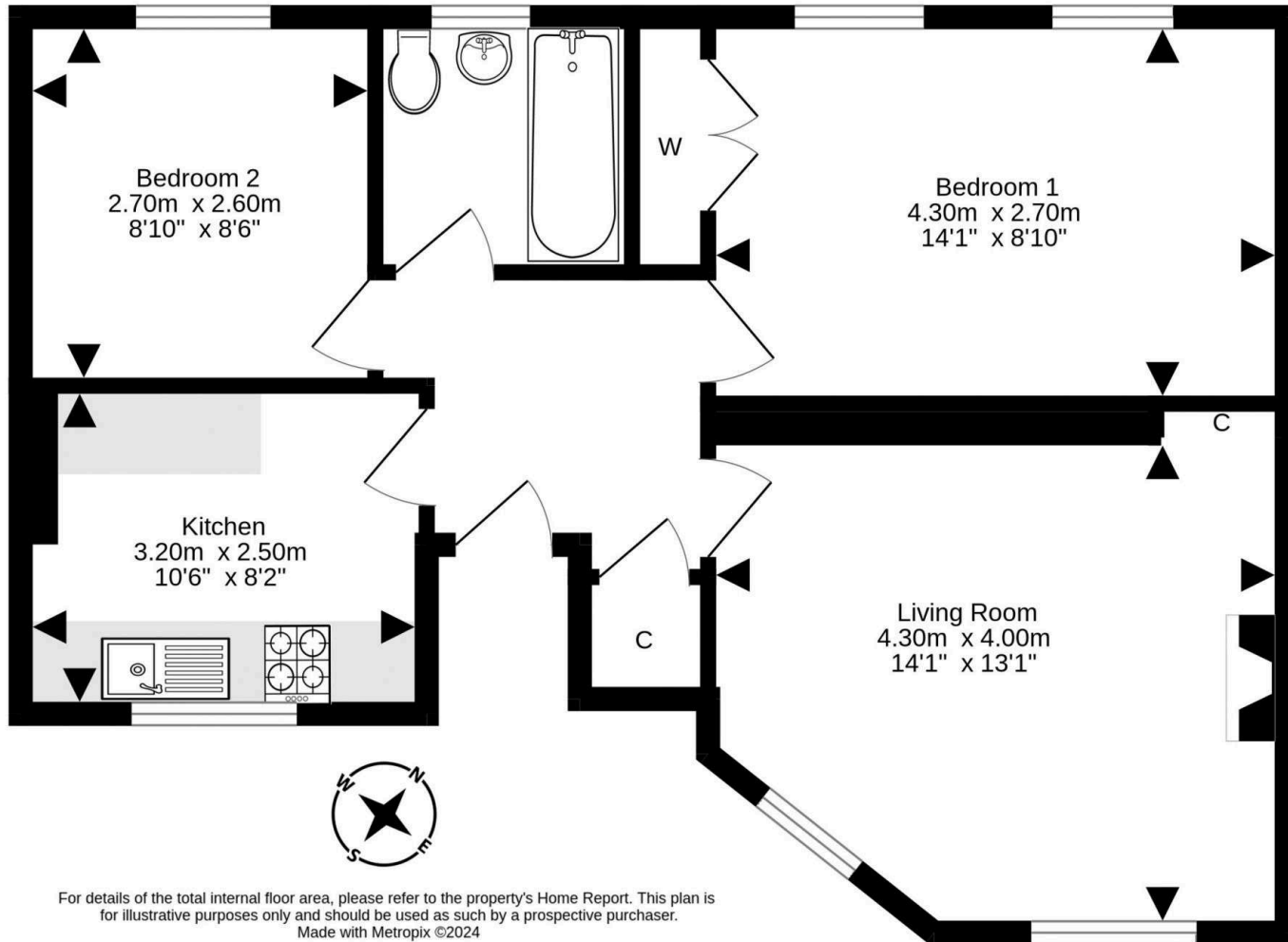
All floor coverings, light fittings, blinds where fitted, gas cooker, and remaining white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen.

Price & Viewing

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

EPC Band - D

Bathroom
1.80m x 1.80m
5'11" x 5'11"



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.

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