



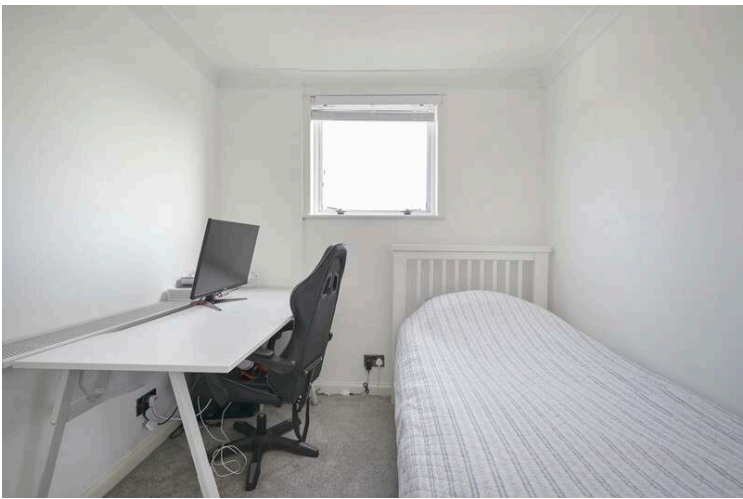
3 Livesey Terrace, Penicuik, Midlothian, EH26 0NA

www.mcdougallmcqueen.co.uk



Welcome to Livesey Terrace, this three bedroom semi-detached property is arranged over two floors offering bright and spacious family accommodation with private gardens to the front and to the rear. The property is ideally located in the popular Penicuik town of Midlothian close to many local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance porch
- Open plan living, dining and kitchen
- Fully fitted kitchen with a range of wall and base units, door accessing the rear garden
- Dining area with sliding doors to the rear garden
- Front facing double bedroom with built in wardrobe storage
- Rear facing double bedroom
- Bedroom three is a front facing
- Bathroom comprising WC, wash hand basin, shower cubicle, corner bath and ladder radiator
- Gas central heating, boiler replaced in 2021
- Double glazing throughout
- Gardens to the front and to the rear along with a 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.

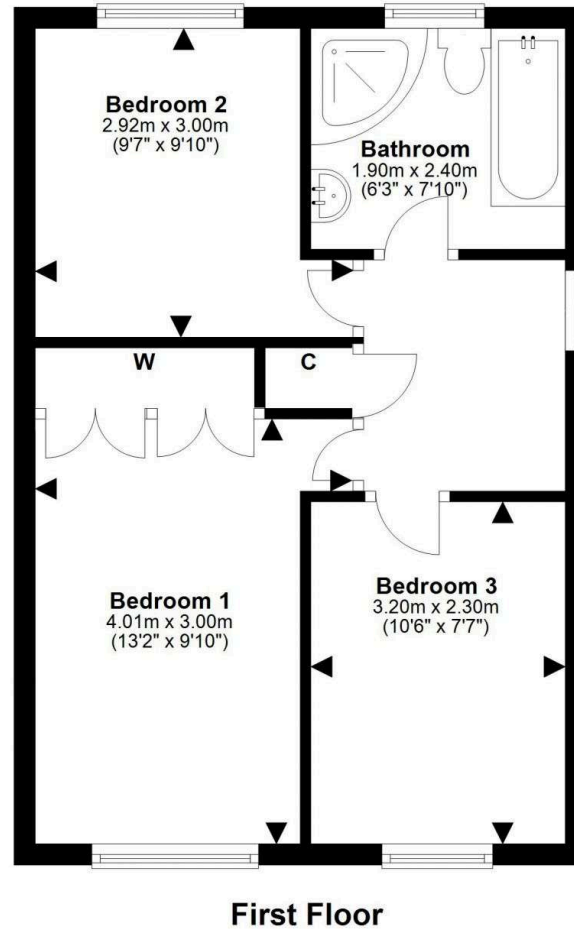
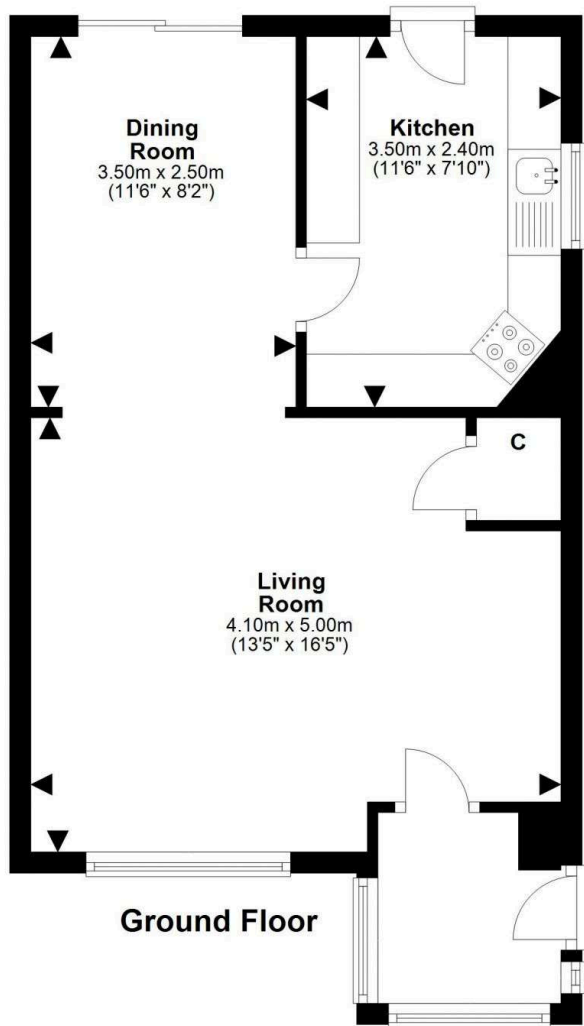
Extras

Included is the gas oven, hob, dishwasher and fridge freezer.

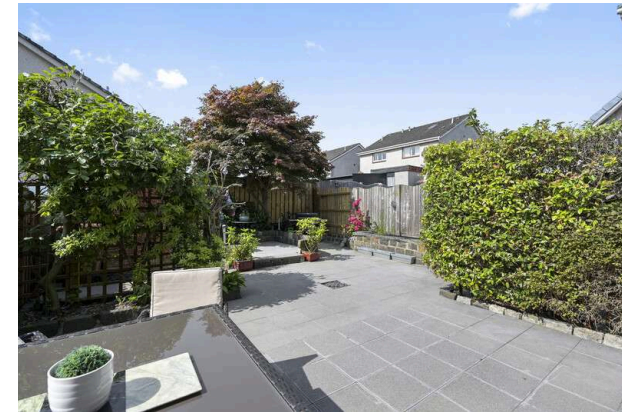
Price & Viewing

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

EPC Band - D



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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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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