



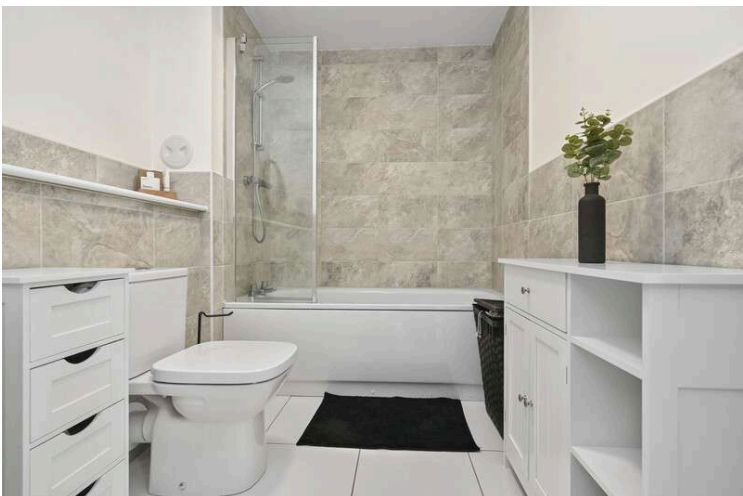
12 South Bank Court, Penicuik, Midlothian, EH26 0GH

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



Be quick, this lovely as new property is a must view and a great purchase. McDougall McQueen are delighted to offer to the market this beautifully presented top floor flat forming part of a modern block with a pleasant open outlook. Set in quiet position on a much sought-after development in the popular town of Penicuik, well placed for the town's amenities, and transport links to Edinburgh. This property will make the ideal purchase for first time buyers and professionals alike. The accommodation is presented in as new condition throughout having completed in 2022. It has been enhanced throughout and will include all floor coverings, carpets and light fittings. There are communal garden grounds and allocated residents parking, with bin and bike storage.

- Modern residential location close to all amenities
- Communal secure entry
- Entrance hallway with store cupboard and loft access
- Spacious living and dining room with French doors to the Juliet balcony
- Superb modern kitchen with a range of units, worktops and appliances including, touch control ceramic hob, glass splashback, extractor, oven, and integrated appliances including dishwasher, fridge freezer and washer dryer
- Bedroom one with fitted wardrobes (currently used as a dressing room)
- Bedroom two with side facing window
- Lovely, upgraded family bathroom with three-piece white suite with shower over the bath, shower screen, bath, and half tiled walls
- Gas central heating and double glazing
- Bin and bike store
- Communal garden grounds and allocated residents parking



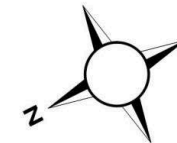
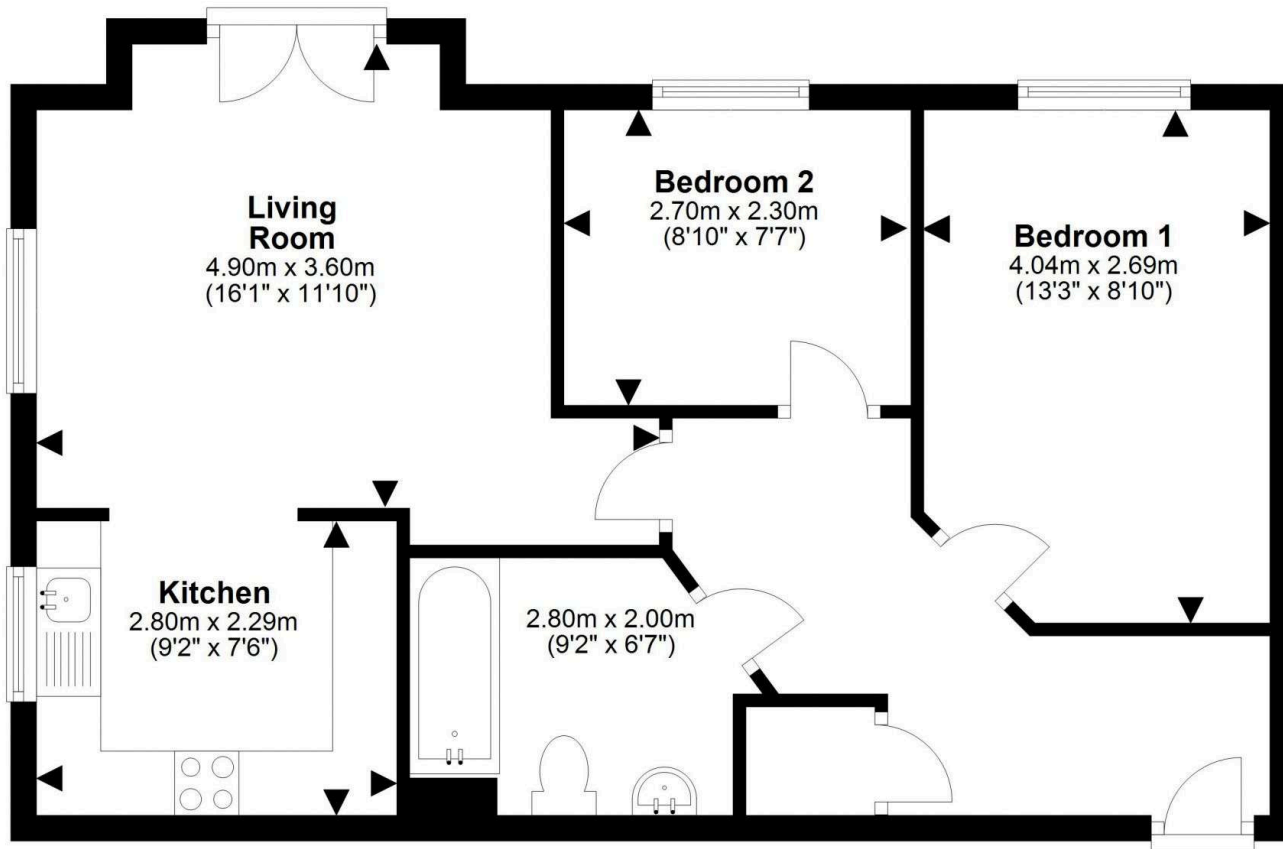
## Location

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, all integrated appliances, and wardrobes in the bedroom. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. All other items including all furniture will be made available and is subject to offer or by separate negotiation.

EPC Band - B



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



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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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