



84 Windsor Square, Penicuik, Midlothian, EH26 8ET

www.mcdougallmcqueen.co.uk



Wonderful opportunity to get on the housing ladder, ideal for first-time buyers, professional couples, and families alike. McDougall McQueen are delighted to present to the market this two-bedroom terraced house providing spacious accommodation over two levels. The property occupies a prime location in a popular residential area, conveniently located within walking distance of all local amenities in the lovely Midlothian town of Penicuik. Although now requiring some modernisation the property benefits from double glazing, gas central heating, and private garden grounds to the front and rear.

- Superb location close to amenities
- Hallway with stairs to the upper level
- Living and dining room with gas fire, and windows to both the front and rear gardens
- Fitted kitchen with access to the rear garden, a range of base and wall units, large under stair store cupboard/pantry, electric hob, extractor, washing machine and tumble dryer
- Upper hallway with loft access
- Double bedroom with twin front facing windows and built-in store cupboards
- Double bedroom with rear facing window
- Family shower/wet room fitted with an electric shower, wc, and sink
- Gas central heating and double glazing
- Private garden grounds to the front and rear



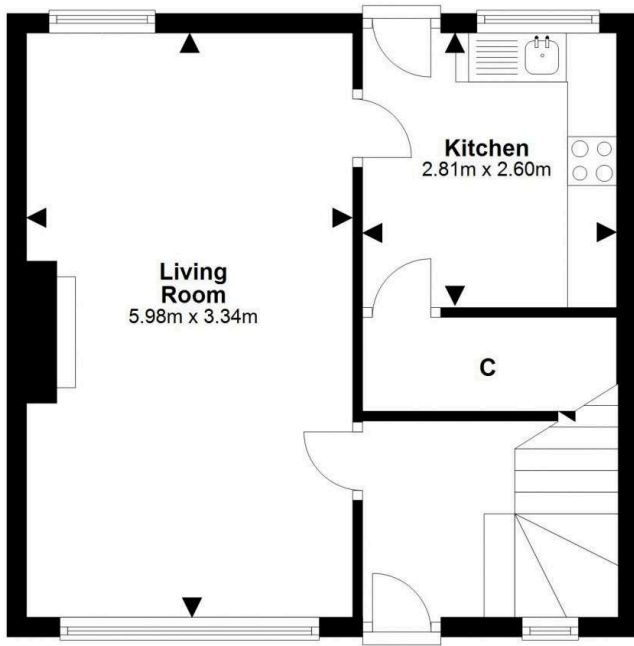
Location

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.

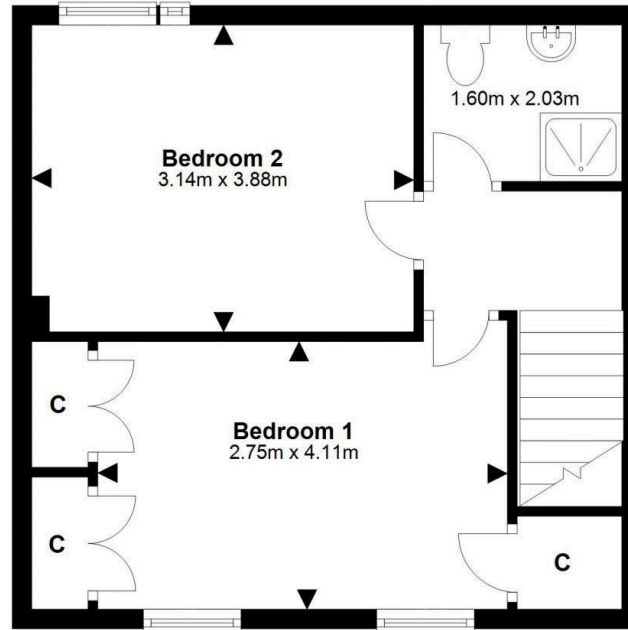
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and any integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.

EPC Band - D

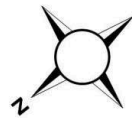


Ground Floor



First Floor

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.

