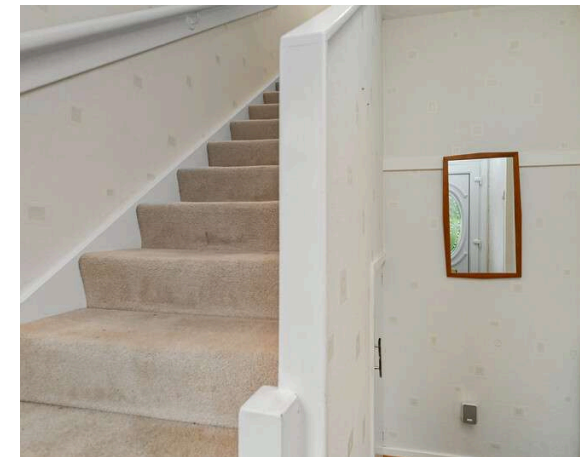
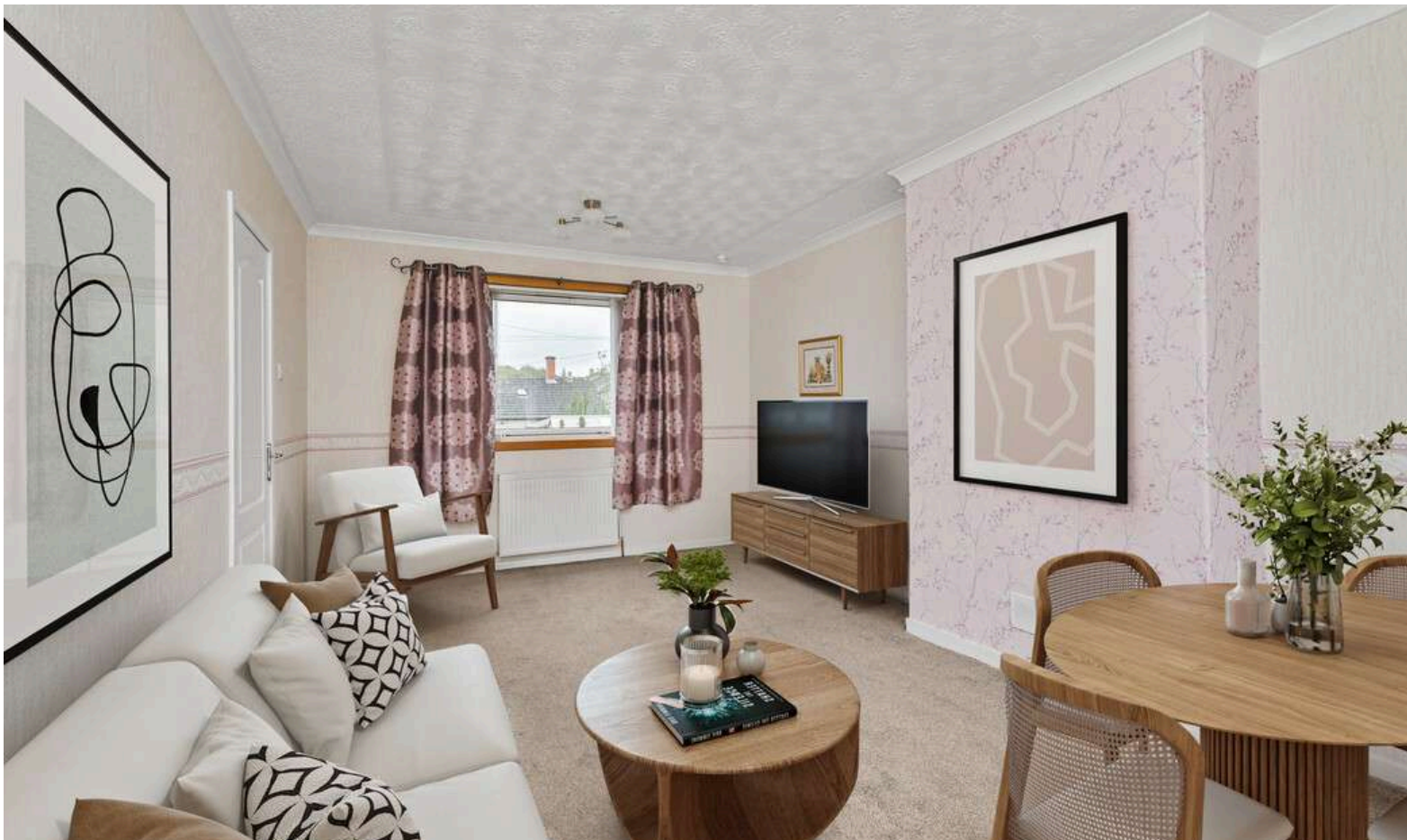




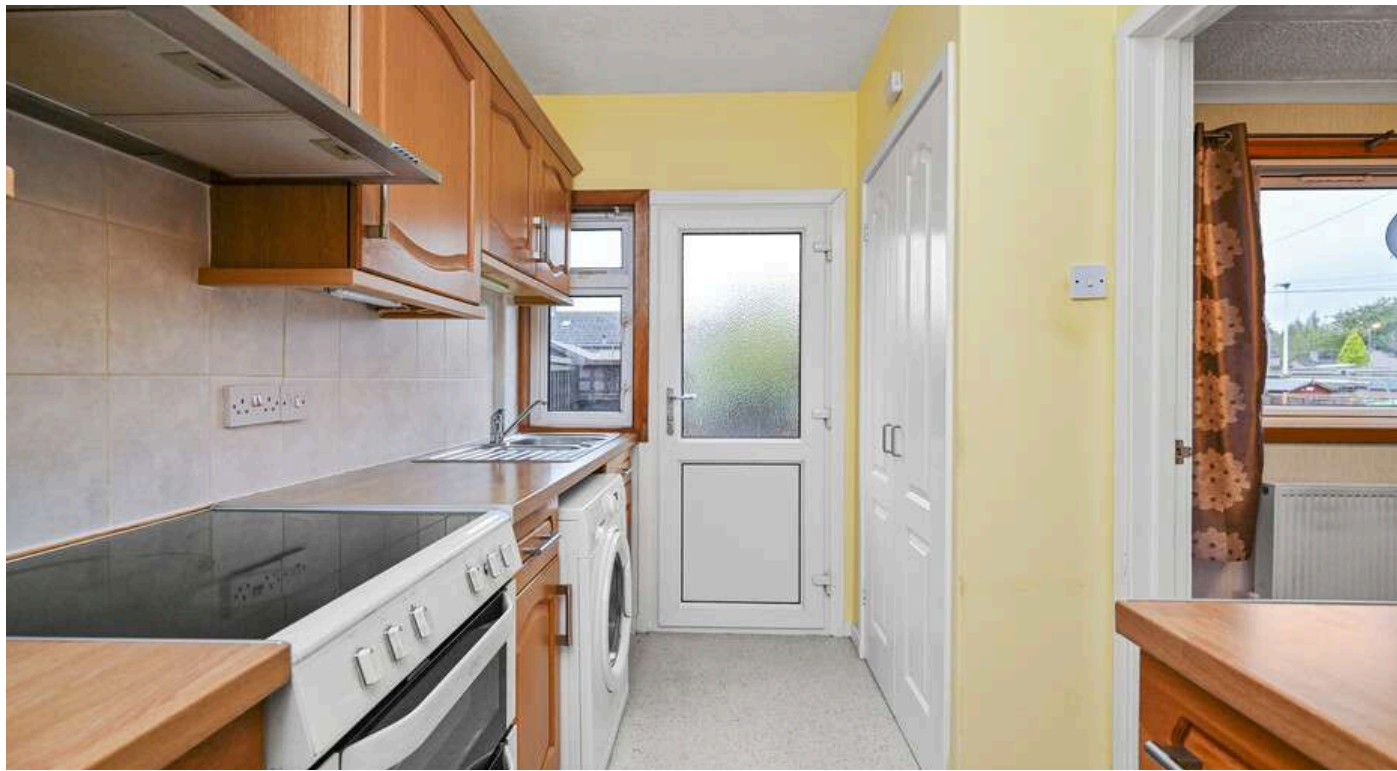
64 Windsor Drive, Penicuik, EH26 8EW

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



This is an opportunity for buyers to purchase this spacious two-bedroom end terrace house, set in a popular residential area in the lovely Midlothian town of Penicuik. Conveniently located, the property is within walking distance of all local schooling and amenities. Presented in clean move in condition prospective buyers should move quickly to secure it. The accommodation briefly comprises entrance hall with under stair storage; large dual aspect lounge with ample space for lounge and dining room furniture, a well equipped kitchen with access to the rear garden. On the upper level are two double bedrooms and shower room. The property has private garden grounds to the front and rear which are ideal for outside entertaining and give a safe play area for any pets or children and there is ample on-street parking. Further benefiting from gas central heating and double glazing.

- Charming end terrace house in popular area
- Dual aspect lounge with space for dining furniture
- Generous gardens to front and rear
- Gas central heating and double glazing
- 2 Double bedrooms and shower room
- Off street parking and quiet location



## Location

Penicuik is a Midlothian town in a rural setting, a short drive from the Edinburgh bypass. Ideally placed for commuters, Penicuik offers a broad range of amenities including good local shopping, Tesco and Lidl supermarkets, banking and post office services, and numerous restaurants, pubs and cafes. Well-regarded schooling at all levels is available locally, and there is a library, and a leisure centre with a gym and swimming pool. Lying between the Pentland Hills and River North Esk, the adjacent countryside caters for a wide range of outdoor pursuits including walking, climbing, cycling, golf, and skiing at the Hillend dry-ski facility. The A701 and A702 provide extensive links north and south, and there are regular bus services linking to Edinburgh centre and other local destinations.

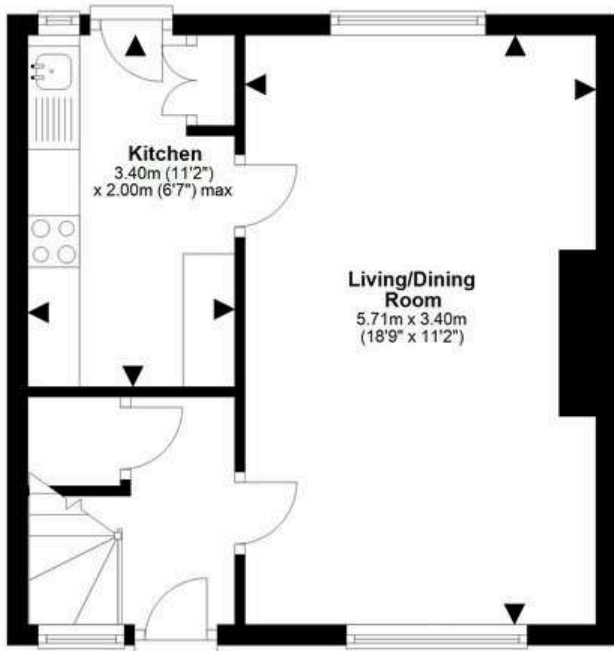
## Extras

The property is sold as seen and also includes the garden shed.

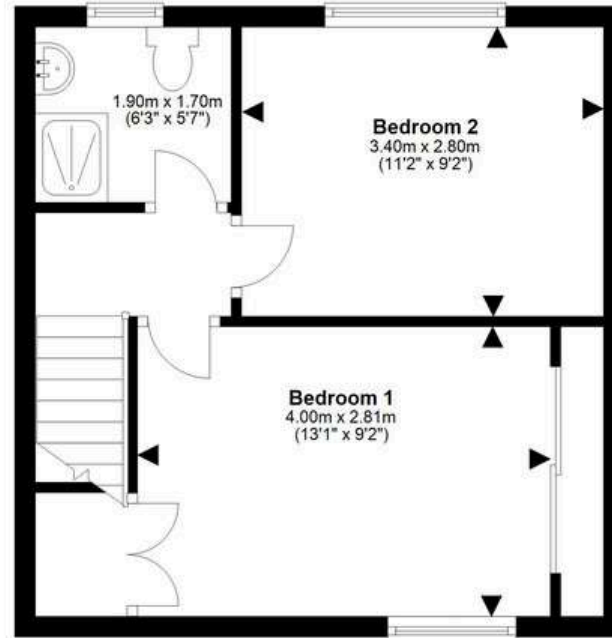
## Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - Unknown



**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.

