



61 Nevis Gardens, Penicuik, EH26 8JZ



Welcome

Welcome to 61 Nevis Gardens, Penicuik, a superb opportunity for first-time buyers, couples, and families alike. McDougall McQueen are delighted to present to the market this spacious end-terraced house with three-bedrooms, occupying a prime, quiet location, in a popular residential estate in the lovely Midlothian town of Penicuik. Providing spacious accommodation over two floors and being conveniently located within walking distance of all amenities, it is thought this property will make the ideal family home. The property needs some modernisation but benefits from a child safe pathway entrance to the front, private garden grounds to the front and rear, double glazing, and gas central heating. Early viewing is highly recommended and not to be missed.

- Superb location close to amenities
- Child safe pathway access to the front
- Hallway with stairs to the upper level and under stair store
- Spacious living and dining room with front and rear facing windows, electric fire, fire surround, and store cupboard,
- Fitted kitchen with a range of base and wall units, gas hob, extractor, oven, and remaining free-standing white goods
- Upper hallway with loft access
- Bedroom one with front facing window and double mirrored wardrobes
- Bedroom two with rear facing window and two store cupboards
- Bedroom three with high level window to the front and over stair store cupboard
- Family bathroom with three-piece white suite, electric shower over the bath, shower screen, wc and sink
- Gas central heating and double glazing
- Garden grounds to the front and rear
- Ample on-street parking





Penicuik is a much-respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of 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 ski-ing at Hillend, Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.

Extras

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



Get in touch

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Property Hub:

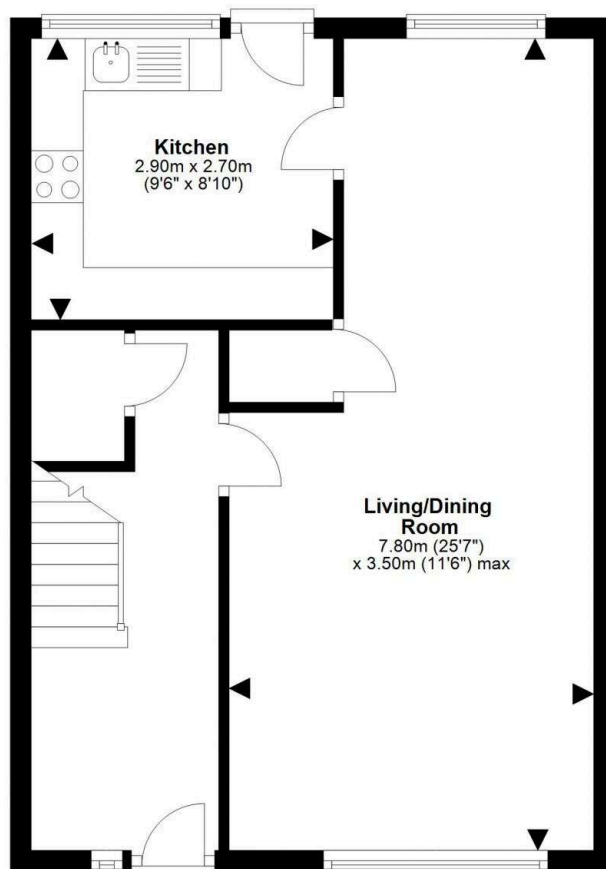
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

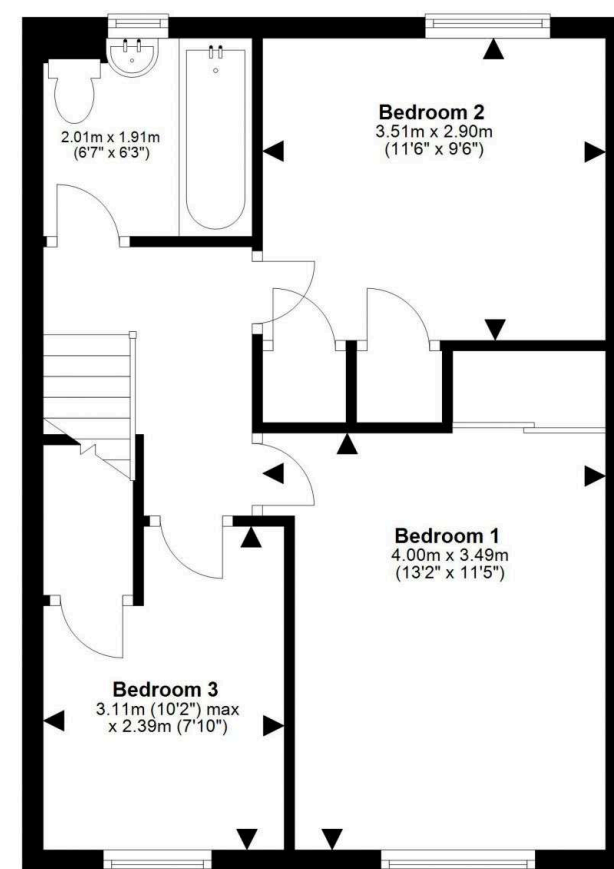
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



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.