



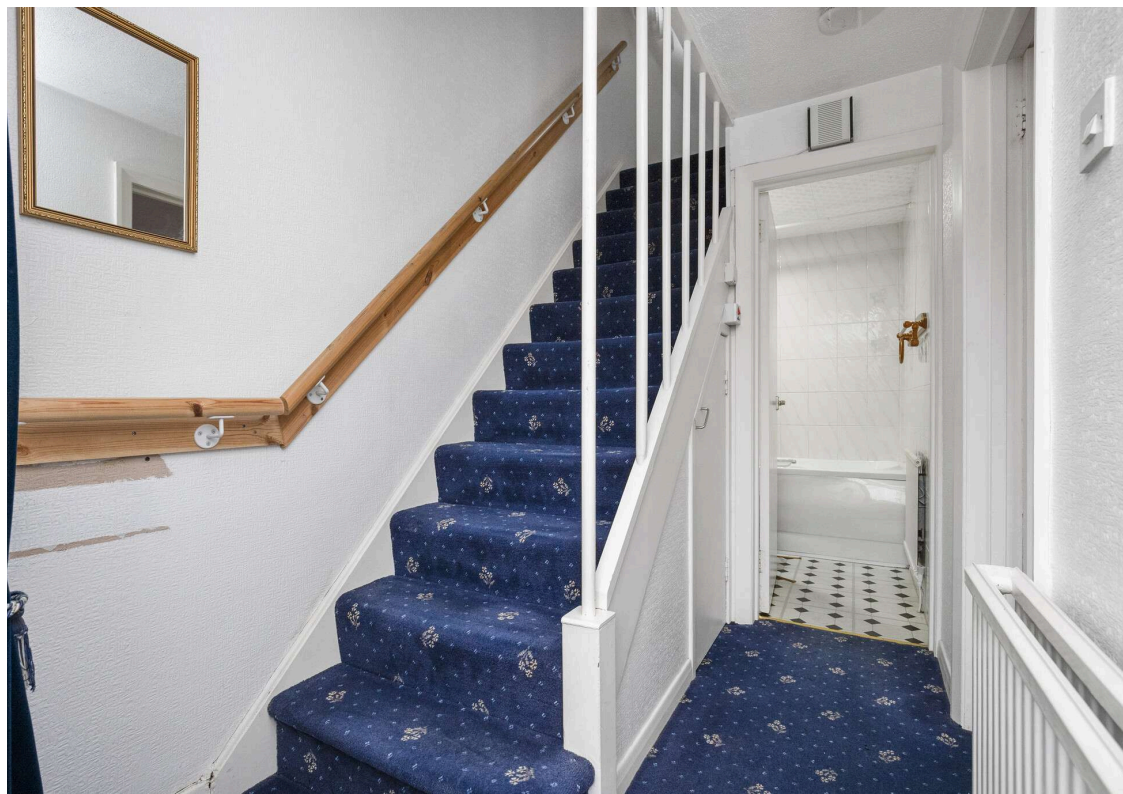


Welcome

Welcome to St. James's Gardens, this well-proportioned three bedroom semi-detached villa offers bright and spacious accommodation arranged over two floors, further benefits include a single garage and driveway along with private gardens to the front and to the rear. The property is ideally located in the popular Midlothian town of Penicuik close to many local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Living room with patio doors allowing direct access to the rear garden.
- Fitted kitchen with white goods included in the sale.
- Three double bedrooms.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing throughout.
- Private gardens to the front and to the rear.
- Single garage and multi vehicle driveway.







Penicuik

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 whilst 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, kitchen appliances and the garden shed. No warranty applies to any appliances included in the sale and these items are deemed to be sold as seen.



Get in touch

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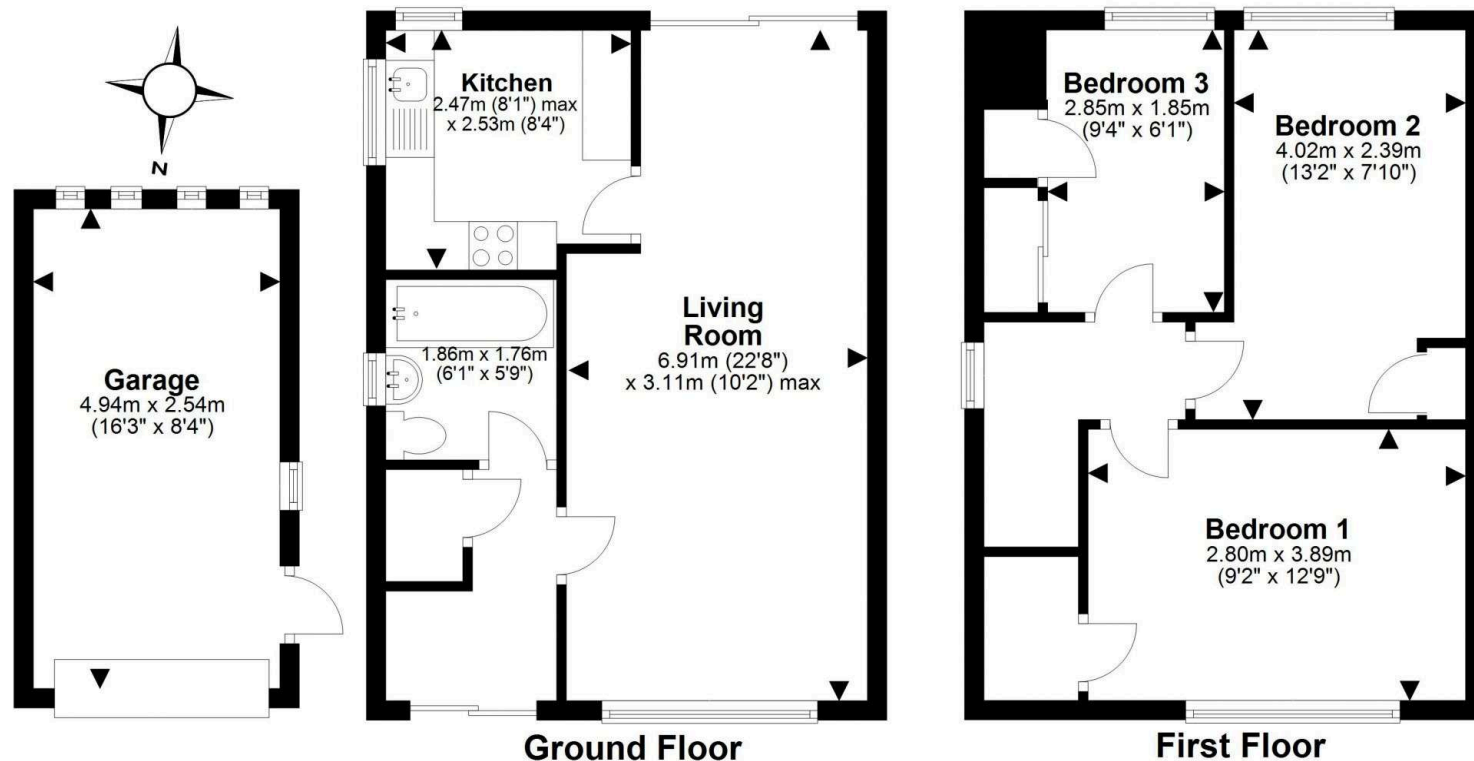
Bruntsfield Office:

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Edinburgh EH10 4EQ



CHARTERED FIRM

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.



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.