



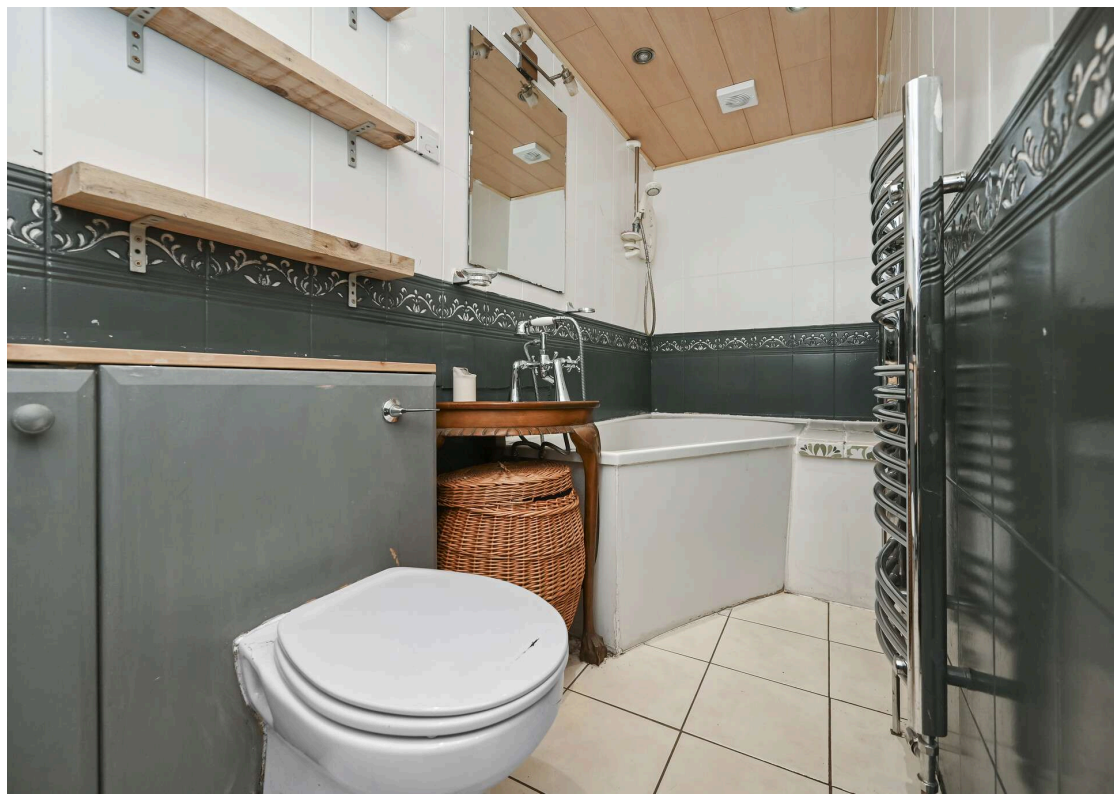


Welcome

Welcome to 15 Milton Bridge, Penicuik, a superb, rare opportunity to acquire this traditionally built, historic, and bespoke property with further potential to improve and alter, set in the heart of Milton Bridge, next to Glencorse Golf Course. McDougall McQueen are delighted to present to the market this bright and spacious two-bedroom, two public, main door villa, next to Glencorse Golf Course in the lovely village Milton Bridge just North of Penicuik. It is thought this property will be the ideal for investors, first time buyers, families, and professional couples alike. The property is offered in good clean condition throughout providing potential purchasers with flexible family living, access to two cellars, and mature private garden grounds. Viewing is by appointment and should be made at your earliest convenience.

- Two main door entrances
- Hallway with internal cellar access (cellar provides light, power and houses the gas boiler)
- Spacious living and dining room with dual aspect windows, log burning stove, and spiral staircase to the upper level
- Conservatory
- Double bedroom with open storage
- Fitted kitchen with a range of wall and base units, ceramic hob, oven, extractor, and integrated fridge freezer
- Second living/dining room, possible bedroom with external door access
- Family bathroom with corner bath, electric shower over the bath, wc, and bowl style sink
- Upper-level bedroom/attic room accessed via the spiral staircase
- Gas central heating and double glazing
- Large second cellar accessed via a staircase from the courtyard and having both light and power
- Own private large rear garden grounds with summerhouse







Penicuik

Milton Bridge is situated in attractive open countryside near Penicuik and within convenient commuting distance of Edinburgh. The town of Penicuik provides excellent local shopping, including a Tesco supermarket. The retail shopping centre at Straiton is nearby and includes Ikea, Marks & Spencer food, and a Sainsbury's supermarket. Excellent recreational facilities in the area include Glencorse Golf Club, Hillend Ski Centre, and the Pentland Hills Regional Park. Primary education is nearby at Mauricewood Primary School and secondary schooling is available at Beeslack High School. There is easy access to the city by-pass via the Straiton or Lothianburn junctions, which leads to the A1, M8 and Edinburgh International Airport. A regular bus service also provides access to Edinburgh city centre making this an ideal location for the commuter

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, gas cooker, and remaining white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
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.



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