



8 Broomhill Road, Penicuik, Midlothian, EH26 9ED



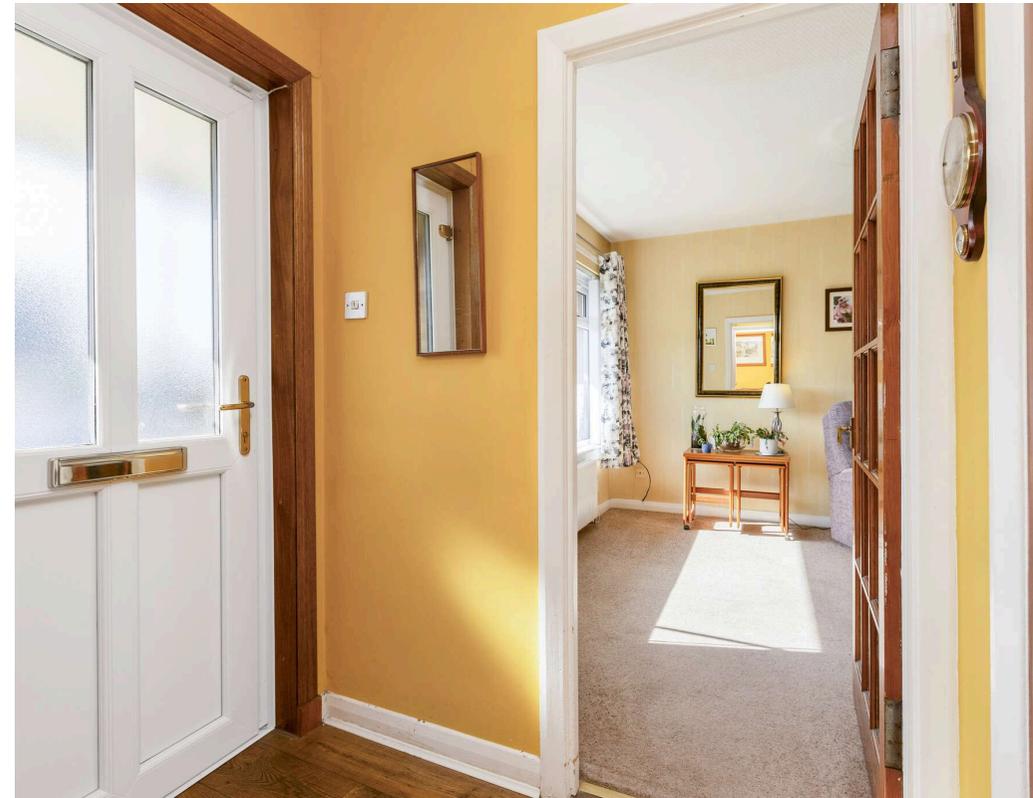
## Welcome

Welcome to Broomhill Road, this charming two bedroom detached bungalow offers bright and spacious family accommodation, further benefits are a sunny conservatory, a dining room/study, single garage and driveway along with beautiful gardens to the front and to the rear. There is also an accessibility lift to the front door. The property is located in the popular 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.
- Generously sized living room.
- Dining kitchen equipped with wall and base units including a Neff double oven, gas hob, Bosch washing machine and integrated fridge freezer.
- Double bedroom with triple built in wardrobe
- Further double bedroom with walk in wardrobe
- Dining room/office room.
- Partially floored attic accessed by a fixed ladder.
- Sunny conservatory.
- Bathroom presented as a shower room.
- Gas central heating.
- Double glazing.
- Rear garden to include greenhouses, sheds and summerhouse.
- Private gardens to the front.
- Single garage with remote controlled door and driveway.
- Alarm







## Penicuik

The popular Midlothian town of Penicuik lies approximately nine miles from Edinburgh making this an ideal location for those who want to live close to the countryside yet require quick access to the city centre. The town centre of Penicuik has a variety of shops, leisure facilities and there is schooling from nursery to senior level. There is a large Tesco supermarket a short drive away as is the Straiton Retail Park where there are numerous retail outlets including Costco, Ikea and a Sainsbury's supermarket. The popular Glencorse Golf Course is within easy reach, and there are many delightful woodland and River Esk walks nearby. The Pentland Hills Regional Park with an artificial ski slope at Hillend is also within a short drive. The area is ideally situated with access to the City Bypass, the Airport and the central Scotland motorway network.

## Extras

All light fittings, floor coverings, curtains, blinds, oven, hob, washing machine, dishwasher and fridge freezer.



# Get in touch

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 0131 240 3818

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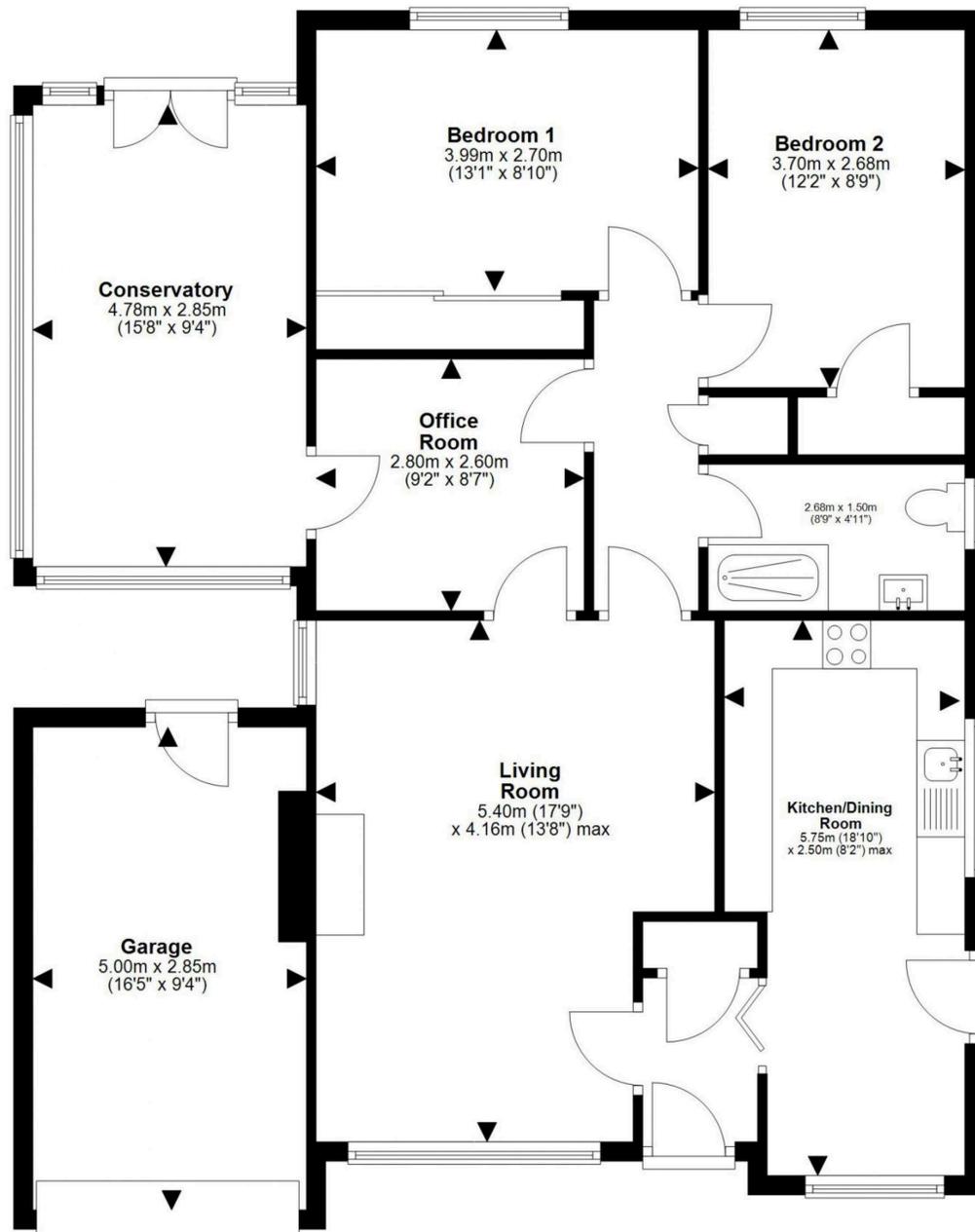
25-27 High Street, Dalkeith  
EH22 1JB

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.



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.