





Welcome

Welcome to 38 Queensway, a bright and spacious three-bedroom semi-detached house, set within in a superb location in the lovely Midlothian town of Penicuik. Conveniently located and within walking distance of local schooling, shopping facilities, main bus routes and a bus terminus, it is thought this property would be ideal for first time buyers, professional couples, and families. The accommodation is offered in excellent condition throughout and gorgeous private garden grounds to the front, side, and rear, with various area for outside entertaining and relaxation. A driveway provides off-street parking to the rear in addition to ample unrestricted on-street in and around the property. Due to its desirable location, excellent accommodation, and superb outside space, we are sure this property will attract a lot of interest, and we would therefore recommend viewing at your earliest convenience to avoid disappointment.

- Entrance vestibule with built-in storage
- Hallway with under stair storage and side facing window
- Spacious living room with front facing window, electric fire, and fire surround
- Lovely, fitted dining kitchen with a range of base and wall units with ceramic sink, gas cooker, integrated fridge freezer, and remaining white goods
- Excellent family shower room with a corner shower cubicle featuring an overhead raindrop shower and shower attachment, wc and sink with vanity unit
- Upper hallway with side facing window and Ramsay ladder loft access (part floored with light)
- Main bedroom with twin front facing windows
- Bedroom two with window to the rear
- Bedroom three with rear facing window and store cupboard
- Gas central heating and double glazing
- Driveway to the rear
- Private front, side and rear gardens with various outside areas and outbuildings designed for relaxation and entertaining
- Potential to extend given statutory planning and consents







Penicuik

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian. It, therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. 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, blinds where fitted, gas cooker, integrated appliances, remaining white goods, all sheds, and outbuildings. All appliances and other movable items included in the sale are deemed sold as seen and are not warranted by the seller. Other items may be available by





Get in touch

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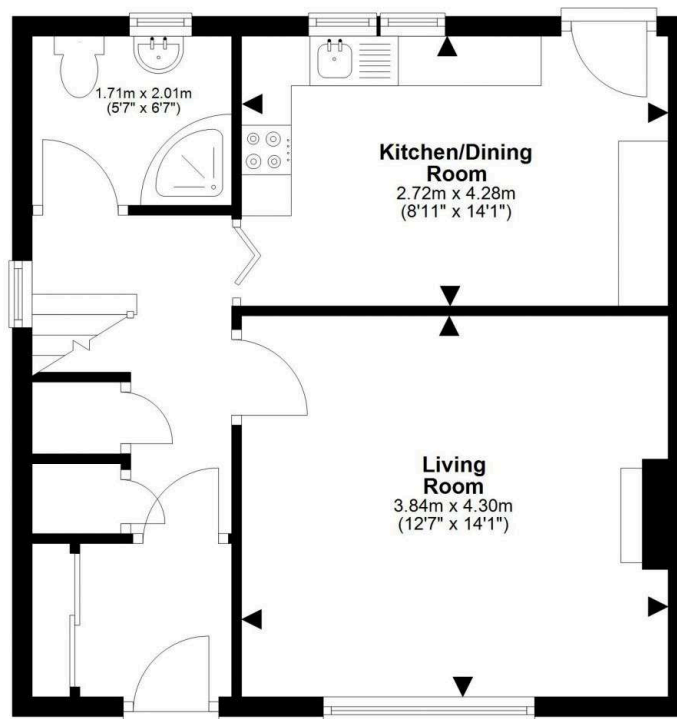
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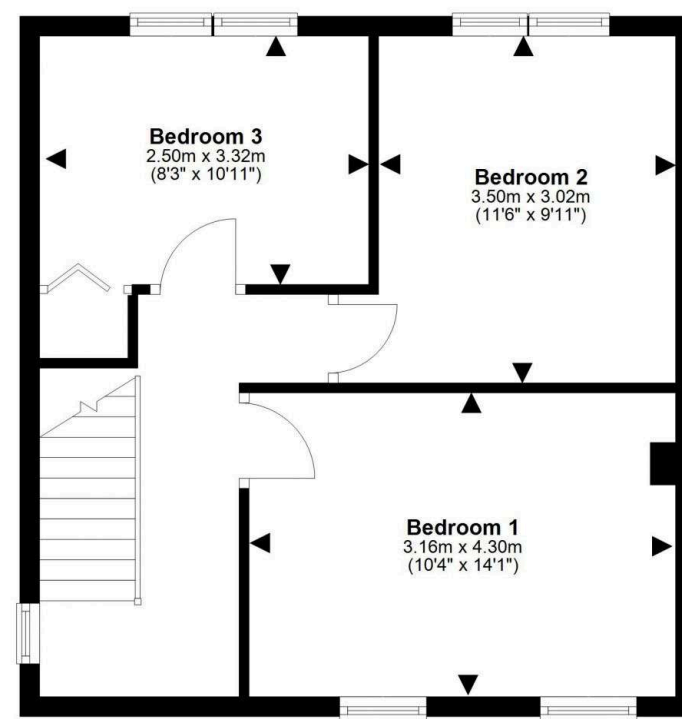


CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

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.