





Welcome

Welcome to 18C Bank Street, Penicuik, a superb opportunity to get yourself on the property ladder by purchasing a quarter share in the property with three-quarter share owned by the Wheatley Group. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by them. (At the time of writing the current occupier is paying approximately £385 per month in rent.) McDougall McQueen are delighted to present to the market this lovely spacious two-bedroom upper flat, set in a quiet cul de sac in a much sought after area of Penicuik, Midlothian. This modern property is presented in excellent condition throughout and is close to the main bus routes, shops, restaurants, and both primary and secondary schooling. Penicuik is the ideal choice for commuters. and an early viewing is recommended to avoid disappointment.

- Excellent location within walking distance of all amenities
- Secure door entry
- Entrance hall with wonderful storage facilities
- Spacious living and dining room with front facing window
- Fitted dining kitchen with a range of base and wall units, electric hob, oven, extractor, and free-standing white goods
- Main bedroom with twin rear facing windows and built-in wardrobes
- Bedroom two with twin rear facing windows and triple built-in wardrobes
- Family bathroom with three-piece white suite, shower attachment and shower screen
- Double glazing and electric storage heating
- Private residents parking
- Well-kept communal garden grounds
- Quiet cul de sac location
- Viewing is essential and not to be missed

SHARED OWNERSHIP

The remaining 75% share of the property is owned by The Wheatley Group. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the Association. At the time of writing, a monthly payment of £385.00 is payable to the Association.





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, and all integrated appliances. Other items including furniture may be available by negotiation and is subject to offer. No warranty applies to any appliance, free standing white goods or any movable items included in the sale and these items are deemed 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

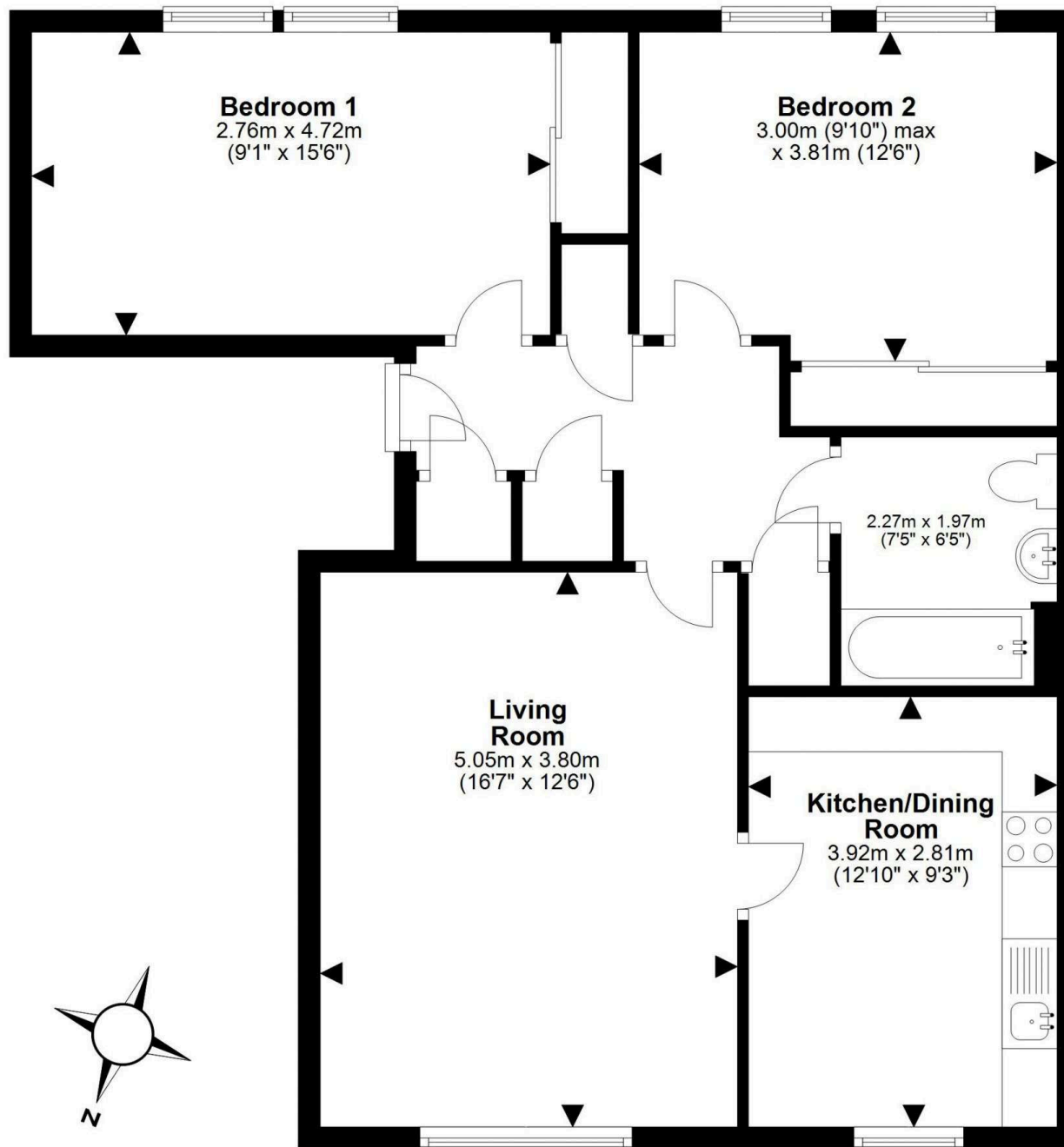
Bruntsfield Office:

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 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.



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.