



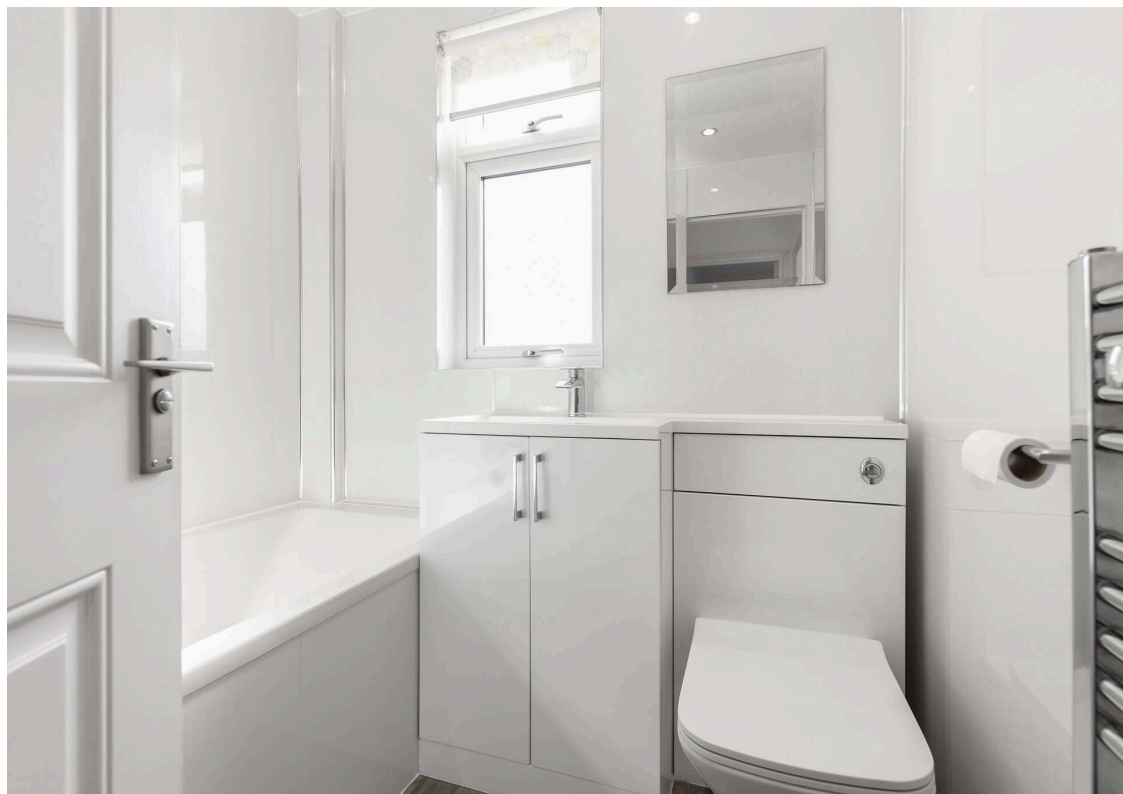


Welcome

Welcome to 76 Windsor Drive, Penicuik - an excellent opportunity for first-time buyers, professional couples, or young families. McDougall McQueen are delighted to present this spacious and well-maintained two-bedroom semi-detached home, set within a popular residential area of Penicuik. The property is ideally located within walking distance of local schools and amenities and has been thoughtfully upgraded throughout by the current owner. It enjoys private garden grounds to the front, side, and rear, along with a Monoblock driveway providing convenient off-street parking.

- Viewing highly recommended
- Excellent location close to schools and everyday amenities
- Entrance hallway with staircase and useful under-stair storage
- Bright dual-aspect living and dining room with stylish designer radiators
- Modern kitchen with gloss white units, wood-effect worktops, composite sink, gas hob, oven, extractor, and integrated fridge freezer
- Upper hallway with loft access (part-floored with lighting via ladder)
- Main bedroom with front-facing window, over-stair cupboard, and open shelving
- Second double bedroom with rear-facing window (includes free-standing wardrobes)
- Contemporary bathroom with white suite, shower over bath, vanity unit, wet wall finish, and heated towel rail
- Gas central heating with Hive smart controller and double glazing
- Monoblock driveway and enclosed garden areas to front, side, and rear - ideal for relaxing or entertaining







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 convenient 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, all integrated appliances, wardrobes in bedroom two, and the garden shed. No warranty applies to any integrated appliances, white goods or moveable items included in the sale and these are deemed sold as seen. Other items including the free-standing washing machine may be available by negotiation.





Get in touch

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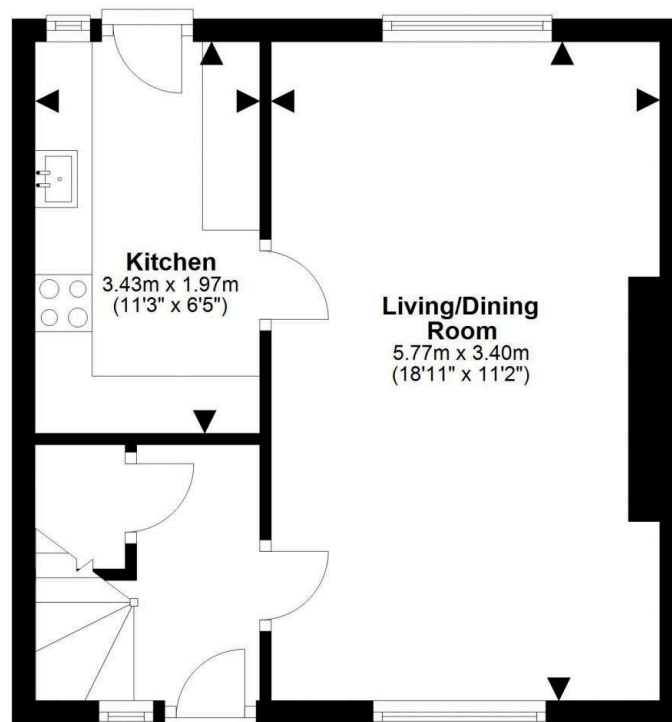
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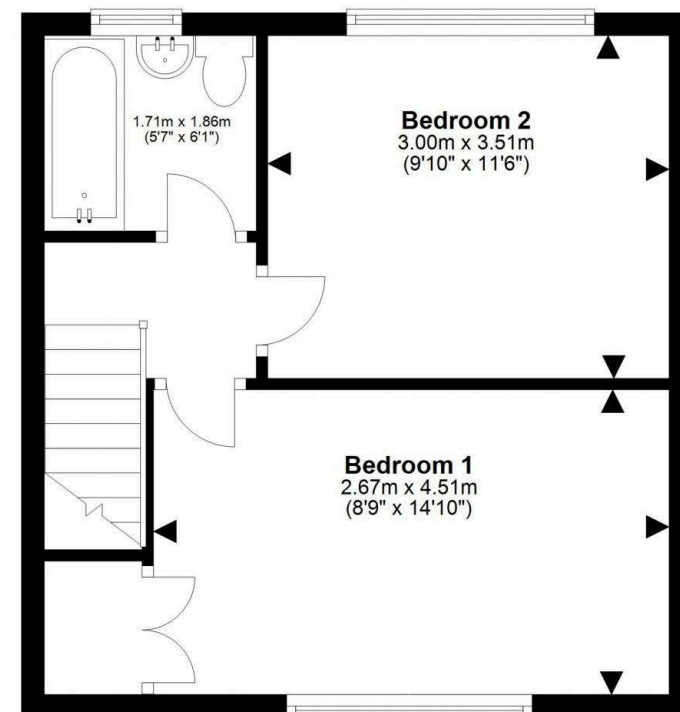


CHARTERED FIRM

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.