



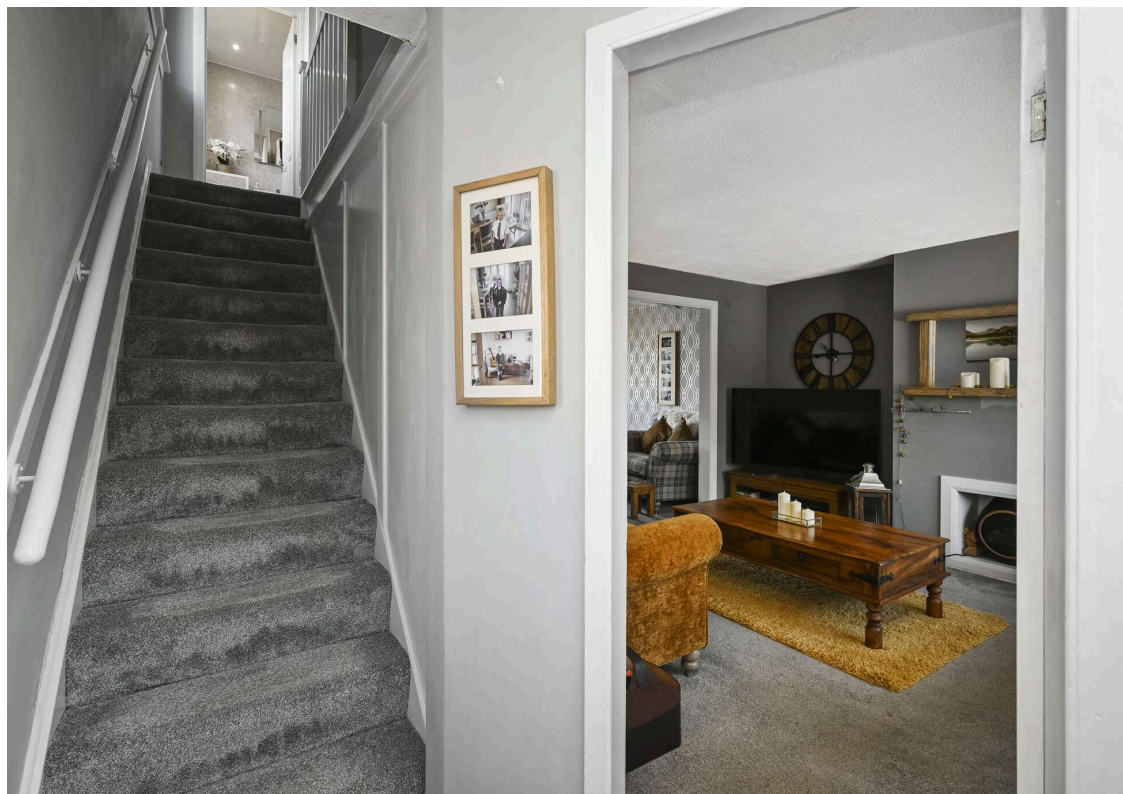


Welcome

Welcome to 12 Harkenburn Gardens, Penicuik, a superb opportunity for families, and professional couples, to purchase this lovely family home. McDougall McQueen are delighted to present to the market this spacious, three-bedroom semi-detached house within an established and sought after residential estate in the bustling Midlothian town of Penicuik, conveniently located close to all local amenities and in close proximity to schooling, the property is offered in excellent condition, having been well maintained and improved by its current owner. The property benefits from double glazing, gas central heating, and large garden grounds to the front, side, and rear with a driveway for off street parking. Due to the garden grounds surrounding the property there is ample space and flexibility to extend the property given statutory planning and consents.

- Established and popular residential location
- Wonderful opportunity for families, and professional couples
- Entrance hall with stairs to the upper level
- Spacious living room with front facing window
- Dining room with rear facing window
- Fitted kitchen with a range of base and wall units, gas hob, extractor, oven, free-standing white goods, and rear garden access
- Upper hallway with store cupboard, loft access, and side facing window
- Bedroom one with rear facing window, and shelved storage
- Bedroom two with window to the front
- Bedroom three with window to the front, and over stair store cupboard
- Newly fitted family shower room with shower cubicle featuring an overhead raindrop shower and attachment, wc, sink with vanity unit, wet wall panelling, and wall mirror with light
- Gas central heating and double glazing
- Private front, side, and rear gardens which are ideal for outside entertaining, and offers immense potential to extend the property in the future
- Driveway to the rear for off street parking







Penicuik

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is skiing at Hillend. 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 integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are sold as seen. Other items and free-standing white goods are available by negotiation and are subject to offer.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

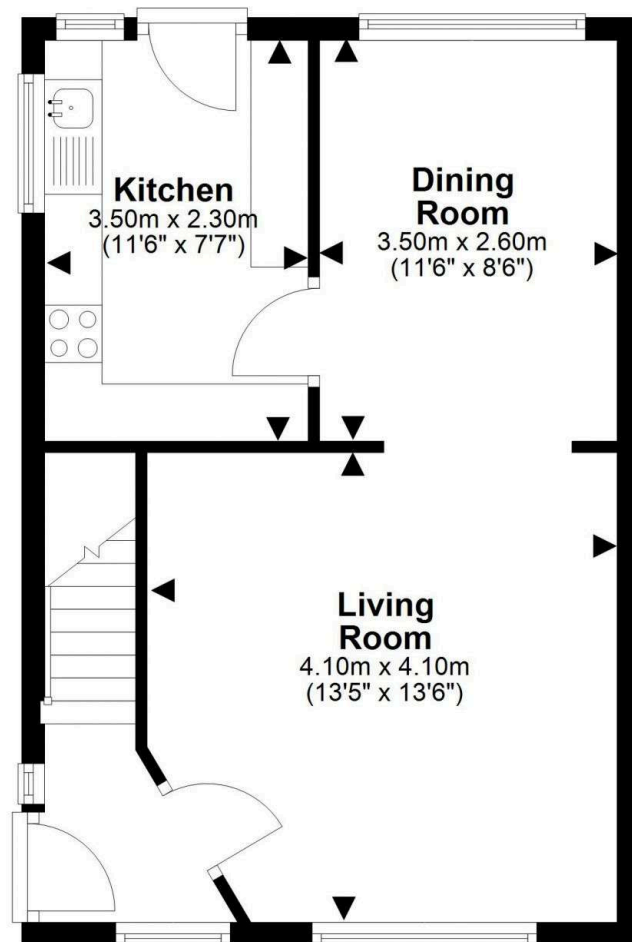
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

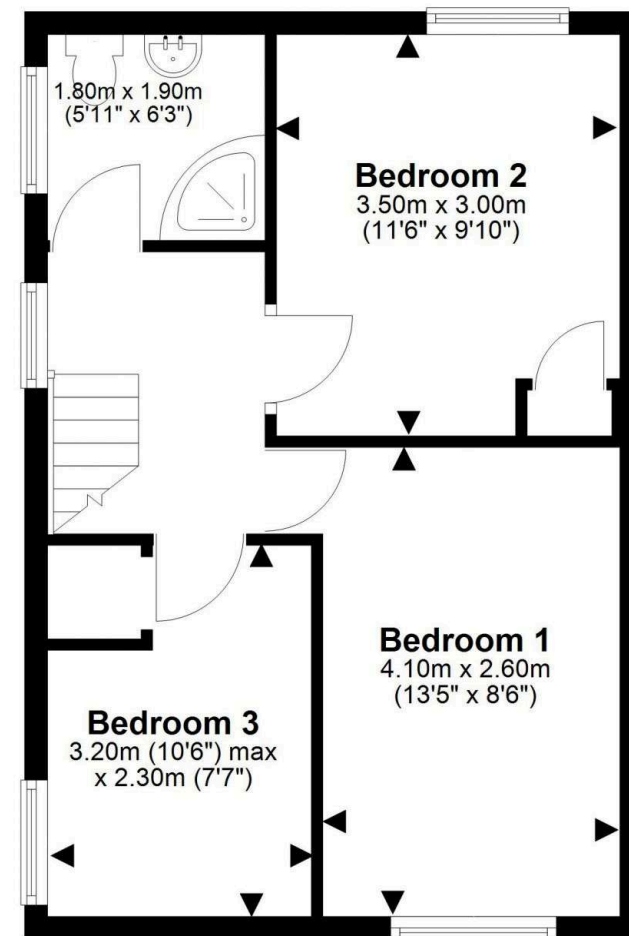
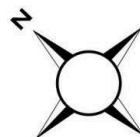


CHARTERED FIRM

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.



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.