







## Welcome

Welcome to 15 Anne Street, Penicuik, a wonderful opportunity for first-time buyers, with this property situated close to all local amenities McDougall McQueen are delighted to present to the market this spacious two-bedroom end-terraced house, set in a popular residential area in the lovely Midlothian town of Penicuik. Conveniently located, the property is within walking distance of all local schooling and amenities. The property is presented in clean order throughout and benefits from double glazing and gas central heating. It has good sized garden grounds to the front, side, and rear, with a driveway providing off street parking. Viewing is by appointment only and should be made at your earliest convenience.

- Viewing is highly recommended
- Superb residential location close to all amenities
- Entrance hallway with stairs to upper level
- Spacious living room with window to the front, living flame gas fire (no warranty), and store cupboard with boiler
- Kitchen with a range of units, gas hob, oven, and remaining free-standing white goods
- Upper hallway with loft ladder access, store cupboard, and window to the side
- Two good sized double bedrooms both with storage
- Family bathroom with three-piece white suite, shower over the bath, wc and sink with combined vanity unit
- Gas central heating and double glazing
- Superbly sized private garden grounds to the front, side, and rear
- Driveway for off-street parking











## 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, integrated appliances, and remaining free-standing white goods. No warranty applies to any integrated appliances, white goods or moveable items included in the sale and these are deemed sold as seen.







# Get in touch

 [mcdougallmcqueen.co.uk](https://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith  
EH22 1JB

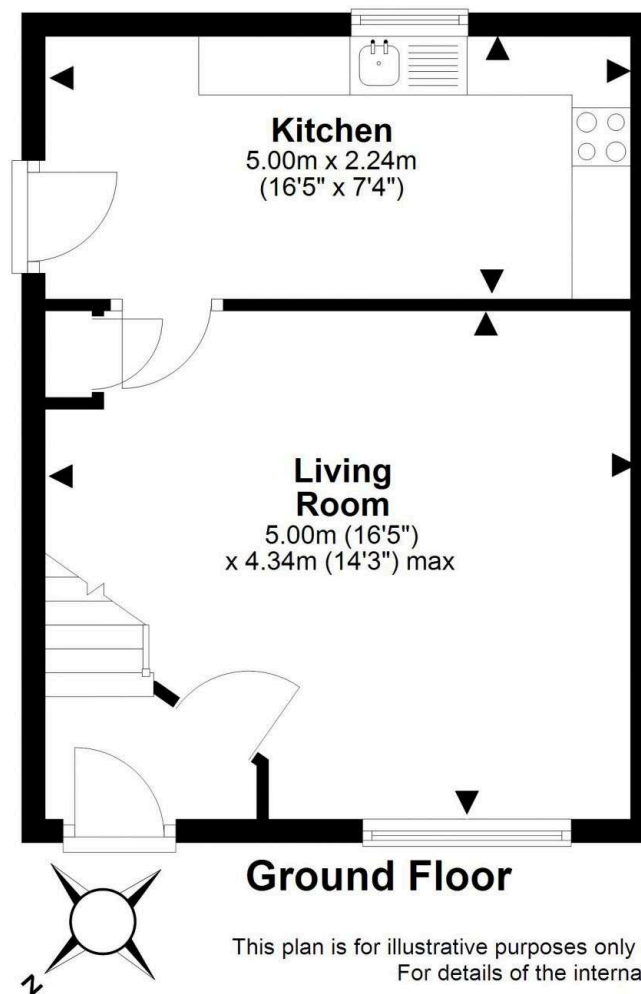
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

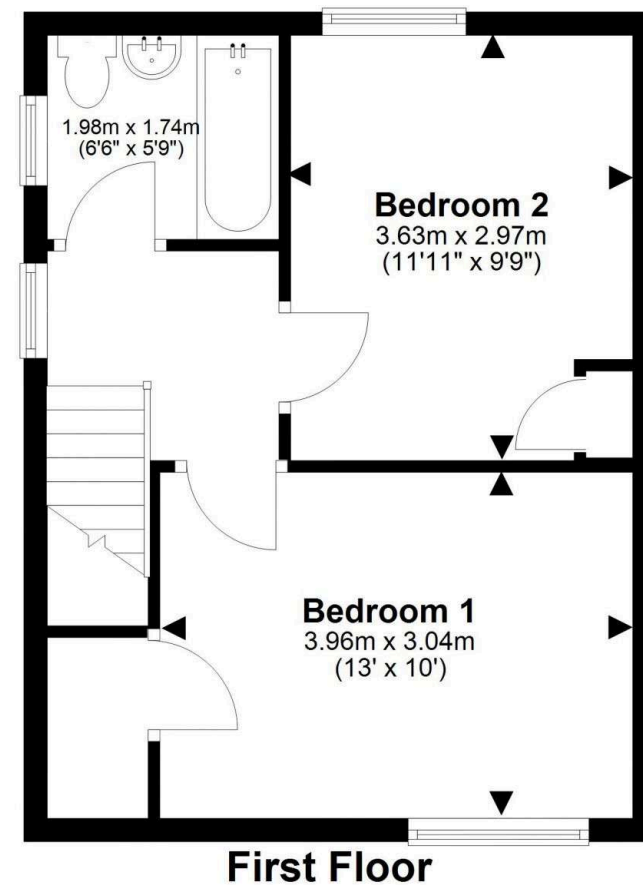


**CHARTERED FIRM**

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.