







## Welcome

Welcome to 3 Saint Kentigern Road, Penicuik, a superb opportunity for first time buyers, families, and professional couples, to purchase a spacious family home. McDougall McQueen are delighted to present to the market this three-bedroom semi-detached house set within an established residential estate in the bustling Midlothian town of Penicuik, conveniently located close to all local amenities and schooling, the property is offered in good clean condition, having been well maintained by its owner. The property benefits from double glazing, garden grounds to the front, side, and rear, a detached garage with light and power, and a Monoblock driveway for off street parking.

- Established and popular residential location
- Wonderful opportunity for first time buyers, families, and professional couples
- Entrance hall with stairs to the upper level
- Spacious living room with front facing window, gas fire and surround
- Dining room with patio doors to the rear garden
- Fitted kitchen with a range of base and wall units, gas hob, extractor, double oven, integrated fridge freezer, and remaining white goods
- Upper hallway with store cupboard and loft access (loft ladder)
- Bedroom one with front facing window
- Bedroom two with window to the rear and store cupboard
- Bedroom three with window to the front
- Family shower room with electric shower, wc and sink with vanity unit
- Partial gas central heating and double glazing
- Private front, side, and rear gardens which are ideal for outside entertaining
- Monoblock driveway for off street parking
- Detached garage with light and power











## 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, integrated appliances and remaining white goods. 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.









# Get in touch

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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.

