





Welcome

Welcome to 24 Windsor Road, Penicuik, a wonderful opportunity for first-time buyers, professional couples, and those with young families, with this property situated close to all amenities and schooling. McDougall McQueen are delighted to present to the market this spacious two-bedroom semi-detached 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 excellent order throughout, benefiting from being upgraded throughout by its current owner. The property occupies a great plot with garden grounds to the front and rear, with side access, and a driveway providing off-street parking.

- Superb residential location close to all amenities
- Entrance hallway
- Spacious living room with front facing window
- Lovely, modern, fitted kitchen with a range of units, worktops and matching splashbacks, gas hob with glass splashback, extractor, oven, integrated washing machine, and integrated dishwasher
- Rear hall with garden access and store cupboard with power
- Upper hallway with loft access
- Main bedroom with front facing window, and built-in storage
- Bedroom two with rear facing window and built-in storage
- Newly fitted family shower room with corner shower featuring an overhead raindrop shower and shower attachment, sink with vanity unit, wc, heated towel radiator, wet wall panelling, and UPVC roof with downlights
- Double glazing and gas central heating
- Driveway for off-street parking
- Good sized private garden grounds to the front and rear, the ideal space for outside 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 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. 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 may be available by negotiation.



Get in touch

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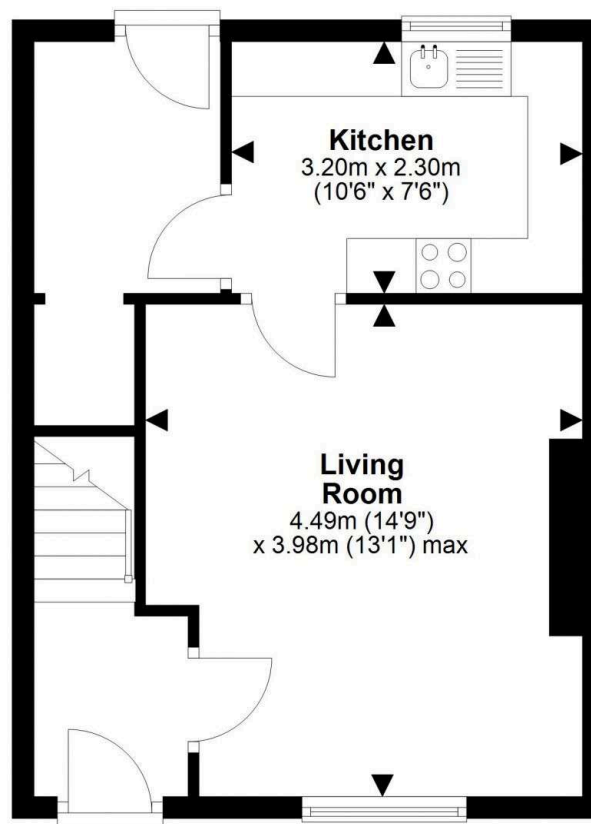
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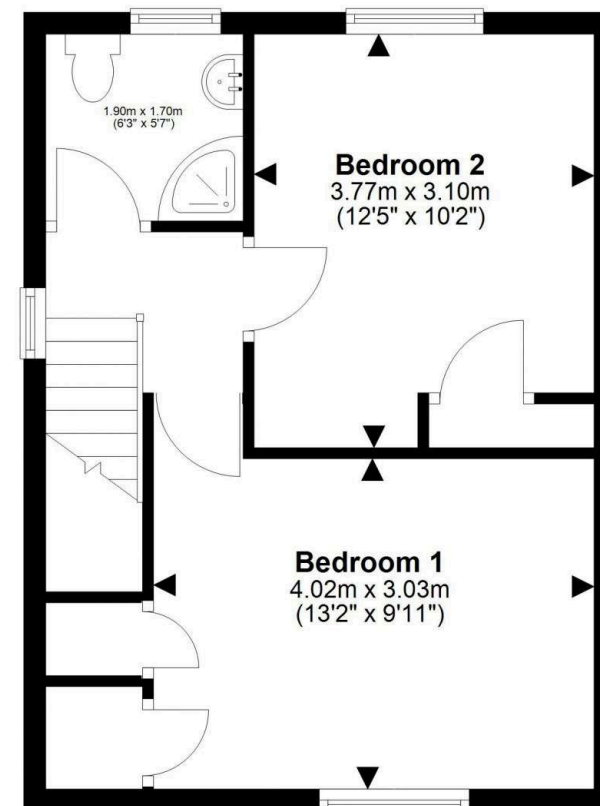


CHARTERED FIRM

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.