





Welcome

Welcome to 30 Carlops Avenue, Penicuik, yet another superb first-time purchase or downsize opportunity. McDougall McQueen are delighted to present to the market this lovely, spacious main door, two-bedroom ground floor flat. Set in a popular residential area in the lovely Midlothian town of Penicuik. It is thought this property will make the ideal first-time purchase, investment or downsize opportunity. The property is offered in good clean condition throughout with a driveway to the front and garden grounds to the rear. Viewing is by appointment and should be made at your earliest convenience.

- Ground floor property with main front and rear door entry
- Hallway with walk-in under stair store cupboard with light
- Spacious living room with front facing window
- Fitted kitchen with a range base and wall units, ceramic electric hob, extractor, oven, integrated dishwasher, free-standing white goods, and rear garden access
- Double bedroom with front facing and built in wardrobes and storage
- Double bedroom two with rear facing window
- Lovely family bathroom with three-piece white suite with electric shower over the bath, shower screen, wc, sink, and heated towel radiator
- Gas central heating and double glazing
- Good sized front and rear garden grounds
- Driveway to the front for off street parking



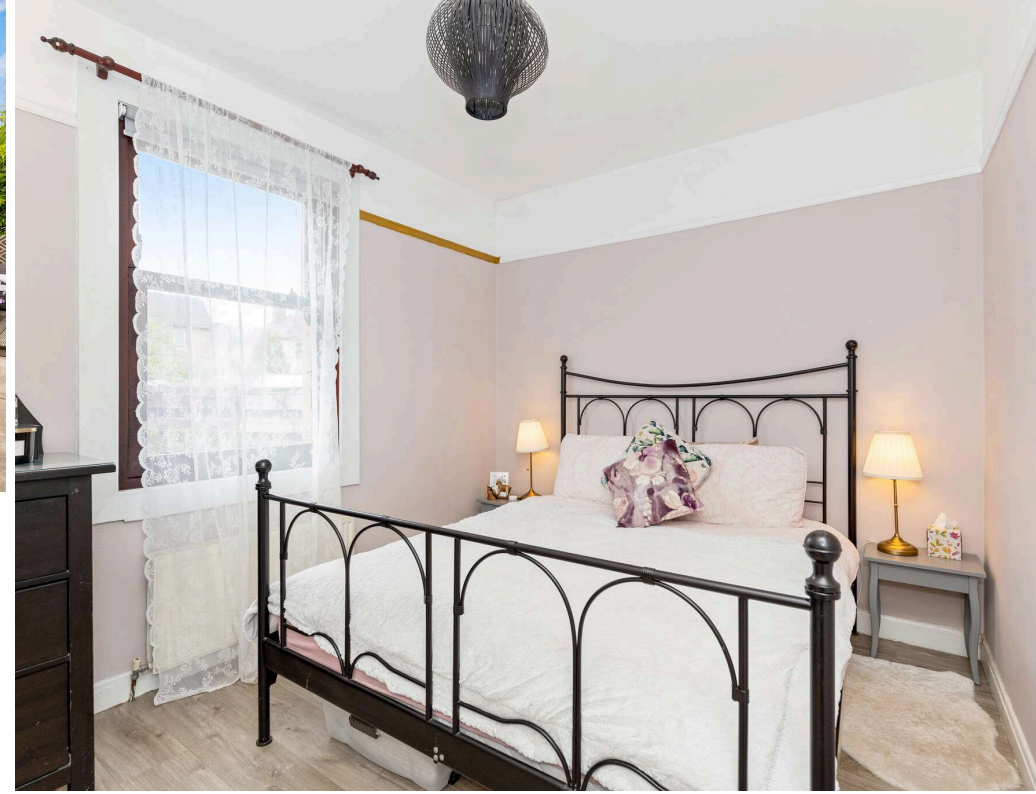


Penicuik

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 the large garden shed. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items including free-standing white goods may be available



Get in touch

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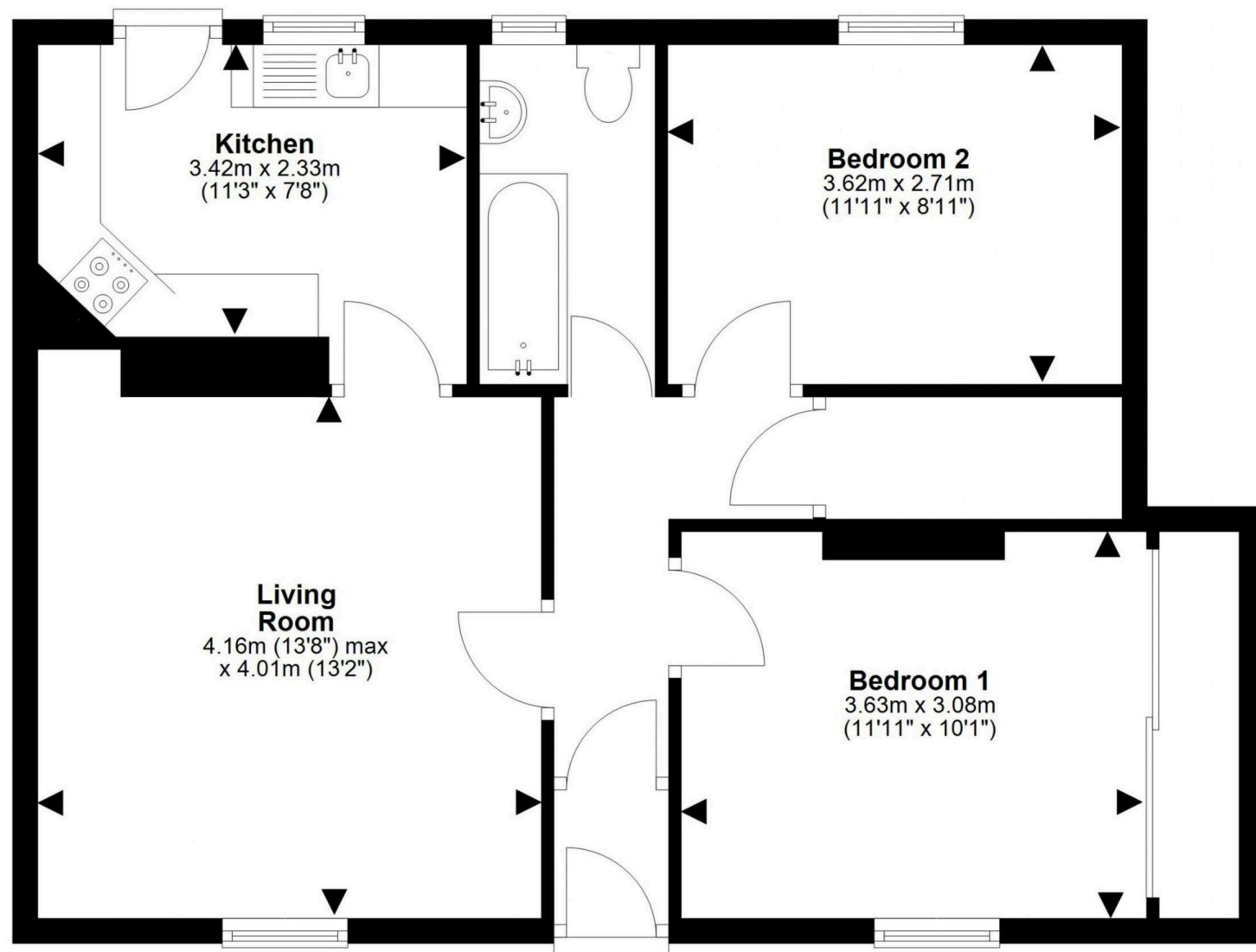
Bruntsfield Office:

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.



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.

