







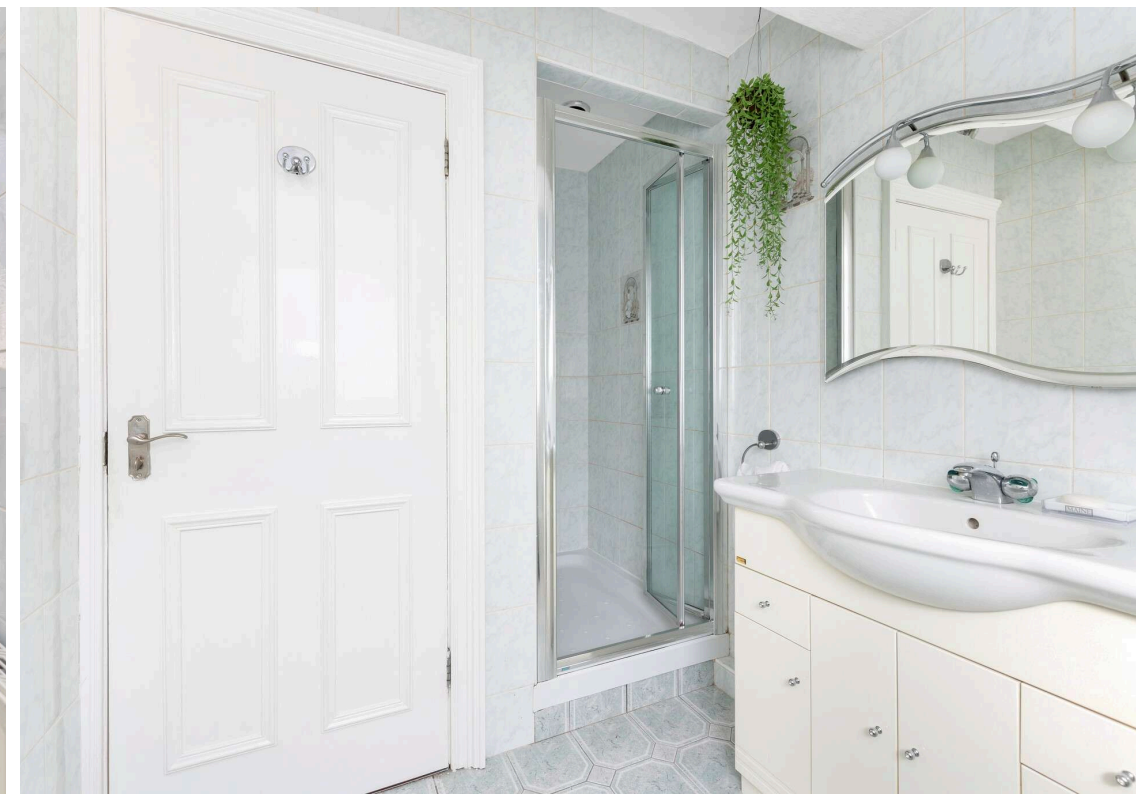
## Welcome

Welcome to 10 Bridge Street, Penicuik, a wonderful opportunity to get on the housing ladder, ideal for first-time buyers, professional couples, and families alike. McDougall McQueen are delighted to present to the market this extended two-bedroom end-terraced house providing spacious accommodation over two levels. The property occupies a prime town centre location within walking distance of all local amenities in the lovely Midlothian town of Penicuik. Presented in clean condition throughout, the property benefits from double glazing, gas central heating, and private garden grounds to the rear. Viewing is by appointment and should be conducted early to avoid missing this great starter home.

- Entrance vestibule
- Hallway with stairs to the upper level and under stair storage
- Living room with front facing window, electric fire, and fire surround
- Fitted dining kitchen with a range of base and wall units, gas hob, and extractor
- Large family/dining room with patio doors to the rear garden
- Landing with side facing window
- Upper hallway with loft access (Fakro wooden ladder access, part floored with light)
- Double bedroom with front facing window and storage
- Double bedroom with rear facing window, boiler cupboard, and built-in wardrobes
- Family shower room with double shower, wc, and sink with vanity unit
- Gas central heating and double glazing
- Private garden grounds to the rear, ideal for relaxation and entertaining











## 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 and blinds where fitted. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller







# Get in touch

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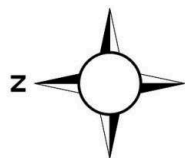
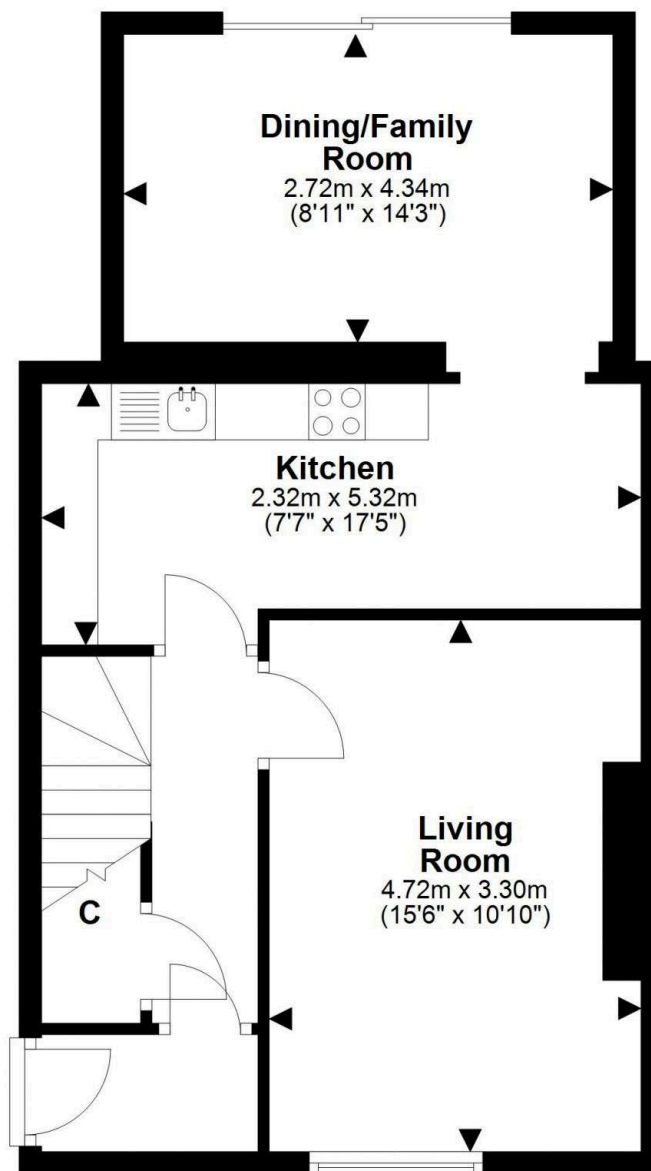
Bruntsfield Office:

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Edinburgh EH10 4EQ

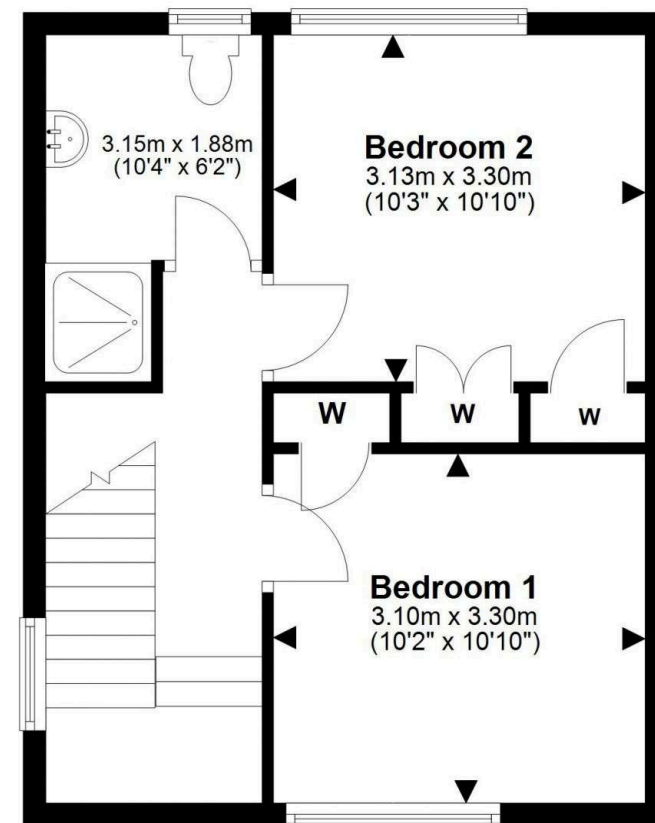


CHARTERED FIRM

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.