



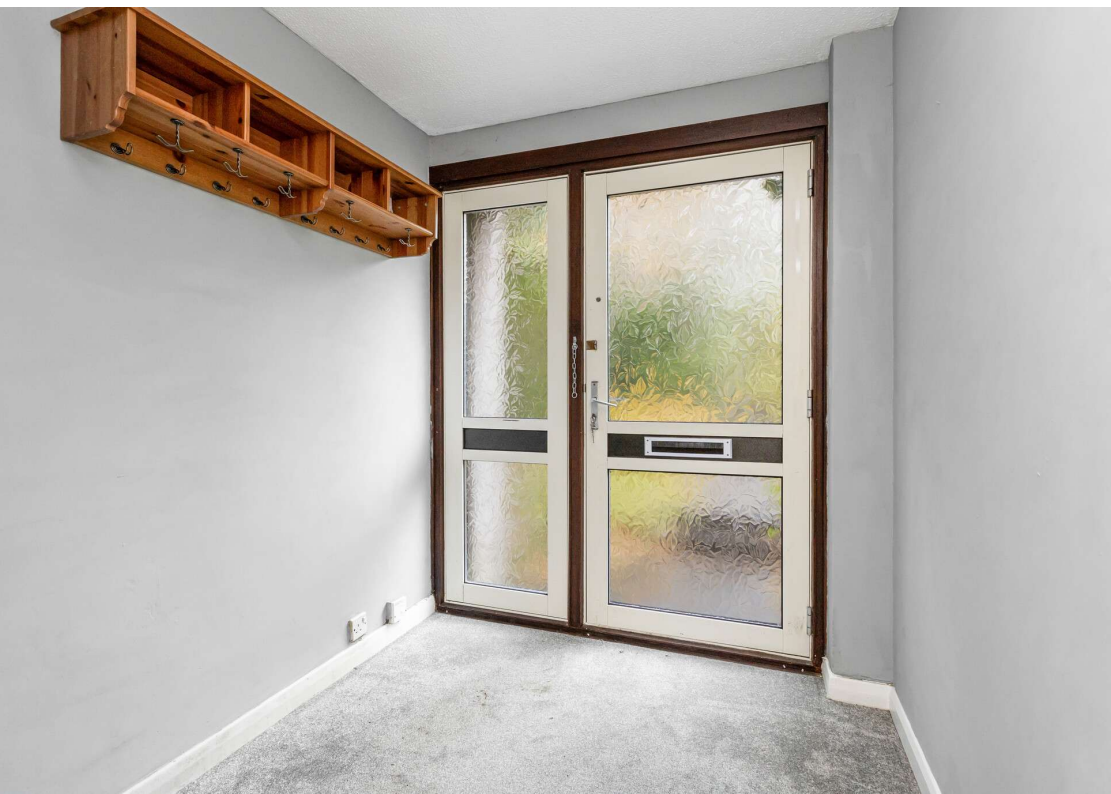


Welcome

Welcome to Knightslaw Place, rarely available, McDougall McQueen are delighted to present to the market this semi-detached property offering bright and spacious, flexible, family sized accommodation with three double bedrooms. The property is set in a popular and much sought-after residential area in the Midlothian town of Penicuik boasting lovely open views. The property is conveniently located and within walking distance of all local schooling and amenities, it is thought this property will make the ideal family home. The property has been extended to create a large double bedroom in the upper level with underfloor heating and eaves storage, further benefits include private gardens to the front and to the rear with a carport. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Living/dining room
- Fully fitted kitchen
- Three double bedrooms
- Bathroom comprising WC, wash hand basin, bath with shower over
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- Carport and on street parking available







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 or free-standing white or movable goods included in the sale and these items are deemed to be sold as seen. Other items may be available by negotiation.





Get in touch

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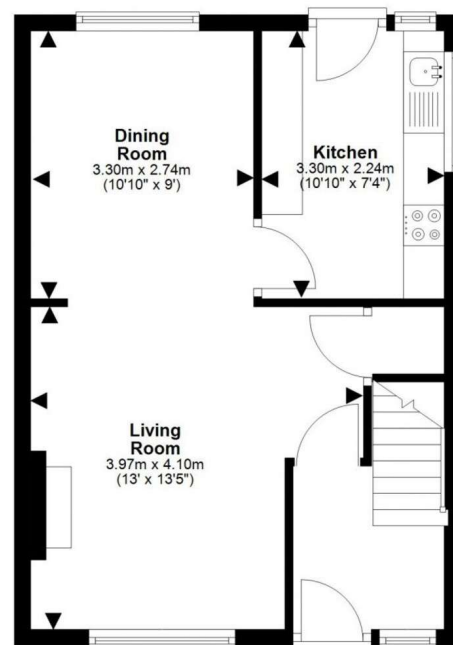
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

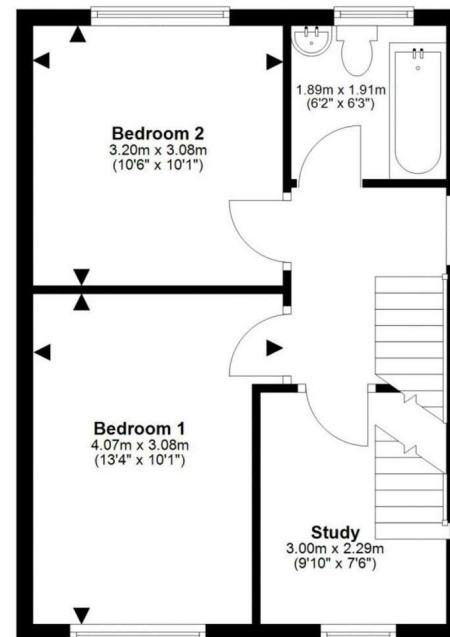


CHARTERED FIRM

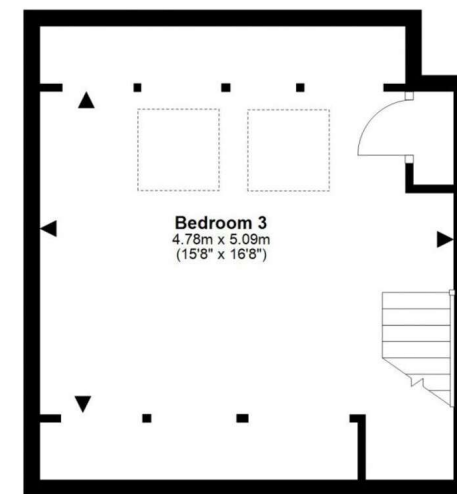
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted 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.



Ground Floor



First Floor



Second 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.