





Welcome

Welcome 13 Andrew Court, Penicuik - an exceptional opportunity to acquire a bright and spacious two-bedroom top floor flat within a well-maintained residential block in the sought-after Midlothian town of Penicuik. Ideally positioned within walking distance of local schools and amenities, this property offers versatile living suited to first-time buyers, professional couples, or investors. The flat boasts generous accommodation throughout, including communal gardens and ample residents' parking. While the property would benefit from some refurbishment, it represents a superb investment with excellent potential. Early viewing is highly recommended to fully appreciate the space and location on offer.

- Popular residential location
- Lovely views over the countryside
- Hallway with fitted storage
- Generous open living and dining room with dual aspect windows
- Fitted kitchen with a range of base and wall units
- Two double bedrooms with fitted double wardrobes
- Three-piece white bathroom suite with electric shower over the bath
- Gas central heating and double glazing
- Communal garden grounds and drying green
- Residents' 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: All remaining floor coverings, light fittings, and blinds where fitted. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen.



Get in touch

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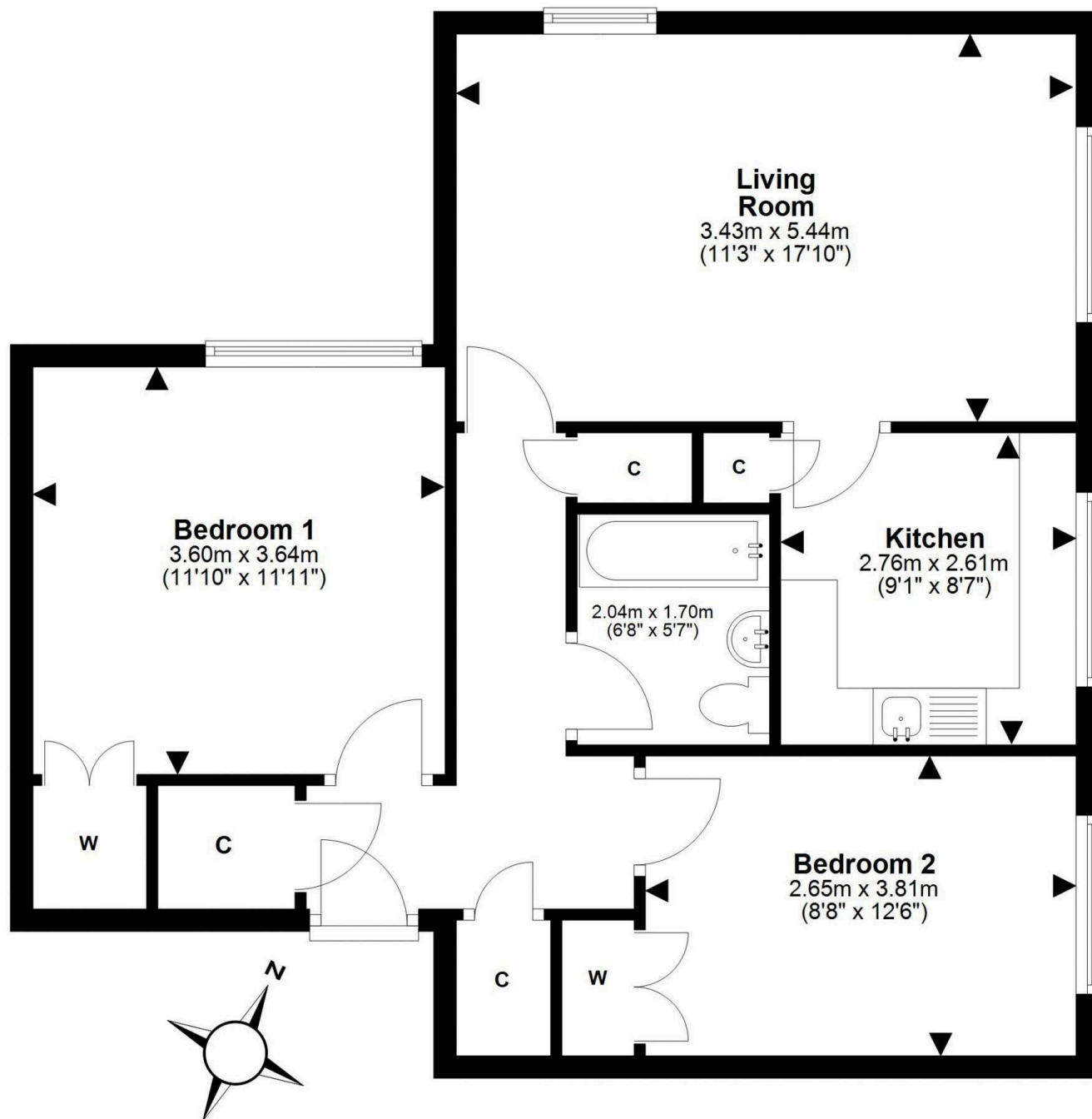
Bruntsfield Office:

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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.



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.