





Welcome

Welcome to 4 Muirhead Place, Penicuik, a not to be missed opportunity to own a wonderfully extended detached family home, ideal for a host of potential purchasers including families and professional couples. McDougall McQueen are delighted to present to the market this three-bedroom detached house set in an established sought after residential estate on the outskirts of the bustling Midlothian town of Penicuik, conveniently located close to both primary and secondary schooling. The property is offered for sale in true walk-in condition throughout having been beautifully maintained and improved by its current owners. The property benefits from being thoughtfully extended to provide stunning family accommodation. The property features garden grounds to the front and rear with a driveway providing access to an attached garage. Viewing is by appointment only and should be made at your earliest convenience to avoid disappointment.

- Lovely, spacious, extended, detached family home
- Hallway with storage and stairs to the upper level
- Spacious living room with front facing window
- Dining room with French doors leading to the conservatory
- Superb dwarf wall conservatory with heating, light, and power
- Stunning modern fitted kitchen with a range of base and wall units with composite sink, electric oven, ceramic touch control hob, glass splashback, and extractor
- Utility room with a range of units, sink, washing machine, tumble dryer, and American style fridge freezer
- Rear porch
- Upper hallway with window to the side, loft access, and store cupboard
- Bedroom one with front facing window with lovely views, and built-in storage
- Bedroom two with window to the rear and built-in wardrobes
- Bedroom three with window to the front with views, and over-stair storage
- Family bathroom with three-piece white suite with electric shower over the bath and shower screen
- Gas central heating and double glazing
- Private front and rear gardens which are ideal for outside 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, blinds where fitted, oven, hob, extractor, washing machine, and tumble dryer. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including American style fridge freezer may be available by negotiation.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

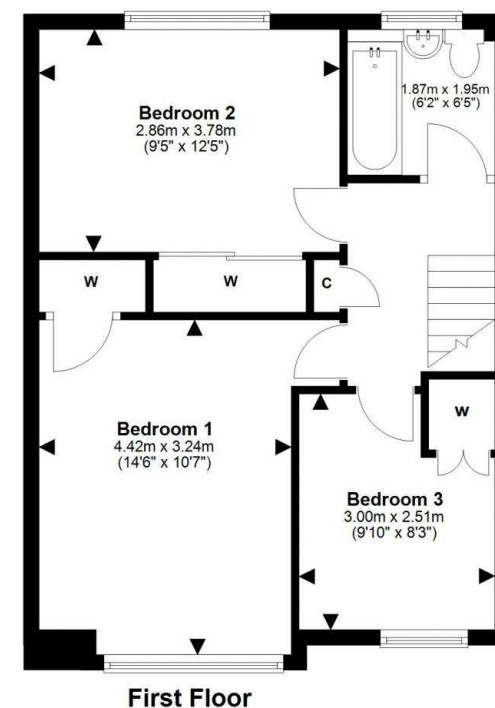
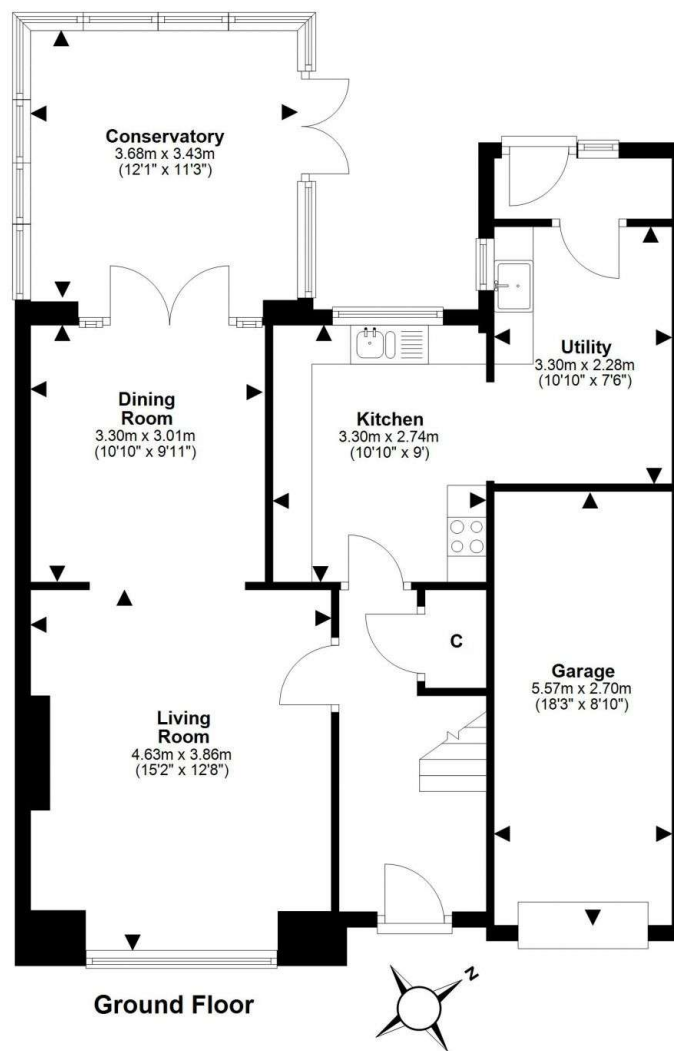
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.