





Welcome

Welcome to 3 Lomond Vale, Penicuik, a superbly presented family home providing accommodation over two levels. McDougall McQueen are delighted to offer to the market, this spacious two-bedroom plus boxroom/study, terraced house, occupying a prime location in a popular residential area in the lovely Midlothian town of Penicuik. Providing spacious accommodation and modern family living, this property is conveniently located and within walking distance of all amenities. The accommodation is offered to the market in excellent condition throughout having been upgraded by its current owner. There are private garden grounds to the front and rear, providing an excellent space for outside entertaining and relaxation. Viewing is by appointment only.

- Superb quiet child safe location within the estate
- Entrance hall with under stair storage
- Living and dining room with front and rear facing windows
- Lovely, newly fitted kitchen with a range of base and wall units, worktops with matching splashbacks, composite sink, store cupboard, electric ceramic hob, oven, extractor, integrated fridge, integrated freezer, and washing machine
- Upper hallway, loft space with light, accessed via a loft ladder
- Main double bedroom with rear facing window and built-in storage
- Double bedroom two with front facing window and built-in mirrored wardrobes
- Box/study room with high level window to the front
- Lovely family bathroom with electric shower over the bath, shower screen, wc and sink with vanity unit, finished with tiling, modern wet wall panelling, and vinyl roof with down lights
- Double glazing, gas central heating (new boiler), thermal cladding and render
- Garden grounds to the front and rear providing the ideal space for relaxation and entertaining
- Ample on-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

All floor coverings, light fittings, blinds where fitted, all integrated appliances, and the washing machine. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.



Get in touch

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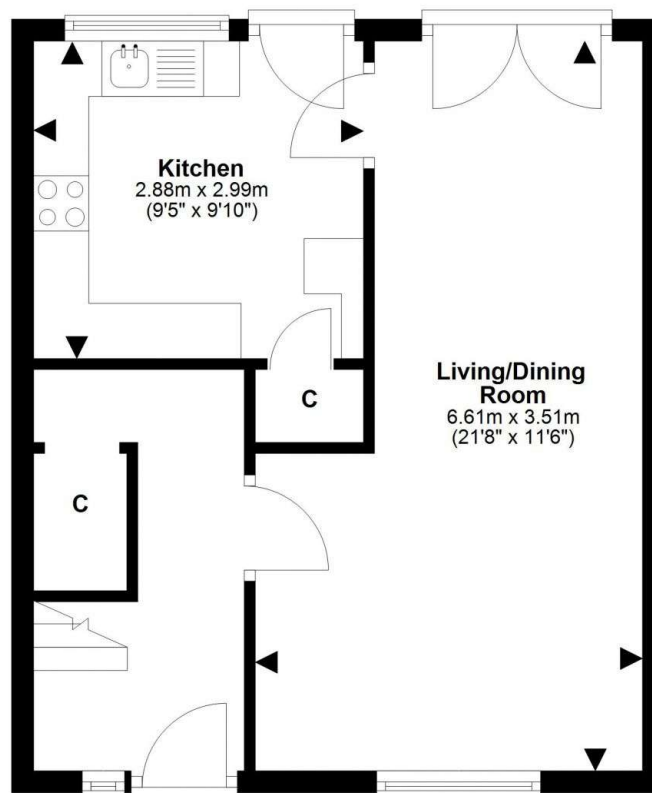
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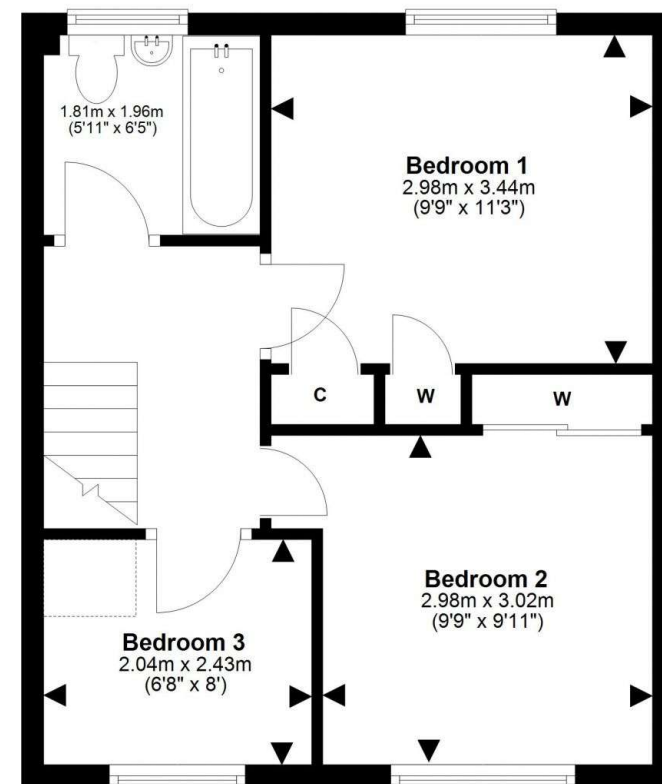


CHARTERED FIRM

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.



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.