



6 Marchburn Drive, Penicuik, EH26 9HE

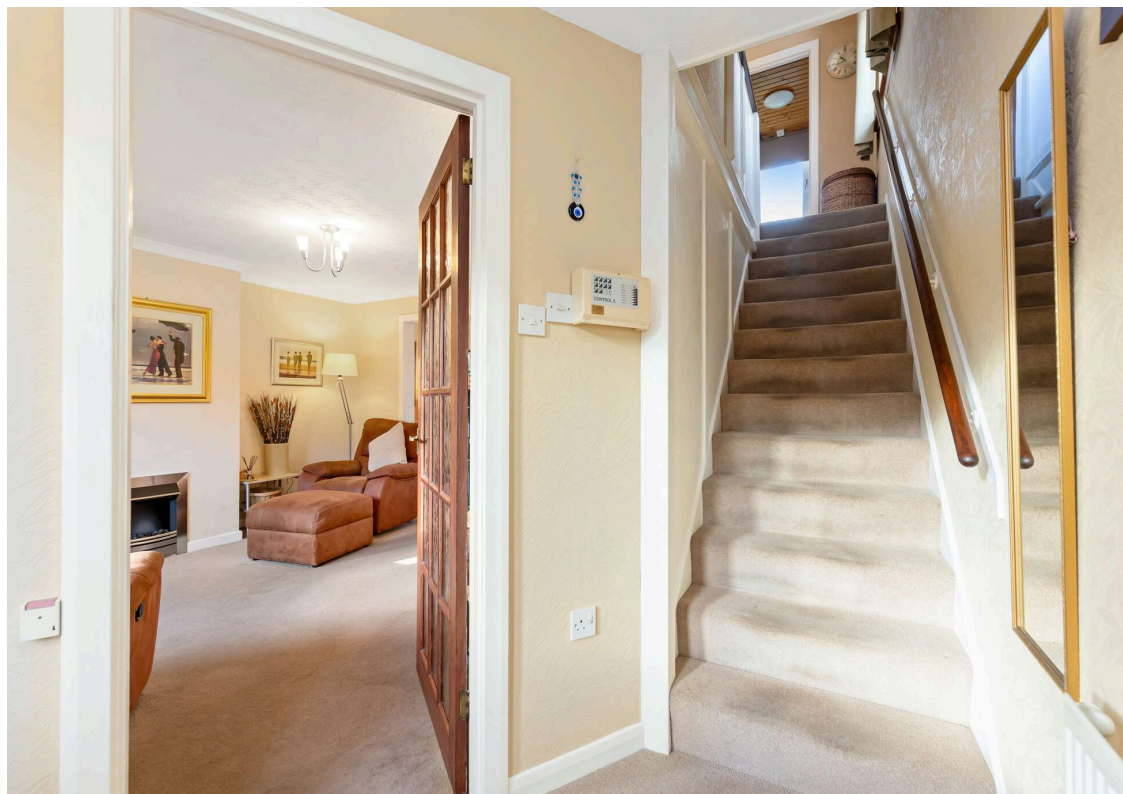


Welcome

Welcome to 6 Marchburn Drive, a superb family home in a terrific location within walking distance to Primary Schooling. McDougall McQueen are delighted to present to the market this bright and spacious three-bedroom semi-detached home set in a popular and much sought-after residential area in the lovely Midlothian town of Penicuik. Situated in a quiet street, this property would make the ideal choice for those with families given its proximity to schooling and amenities. The property is offered in good clean condition throughout having been well maintained by its owner. There are private garden grounds to the front and rear with a driveway providing access to a car port and garage with both light and power. This ideal family home and its location are sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Entrance hallway with stairs to the upper level
- Spacious living room with window to the front and inset electric fire
- Dining room with rear facing window
- Fitted kitchen with store cupboard, a range of base and wall units, gas hob, oven, free-standing washing machine, and fridge freezer
- Upper hallway with loft ladder access and store cupboard
- Bedroom with rear facing window
- Bedroom with window to the front, built-in airing cupboard
- Bedroom with window to the front, over stair storage
- Family bathroom with shower over the bath, wc and sink
- Gas central heating and double glazing
- Lovely private garden grounds to the front and rear
- Driveway with car port and access to a garage with light and power







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, integrated appliances, and remaining free-standing white goods. 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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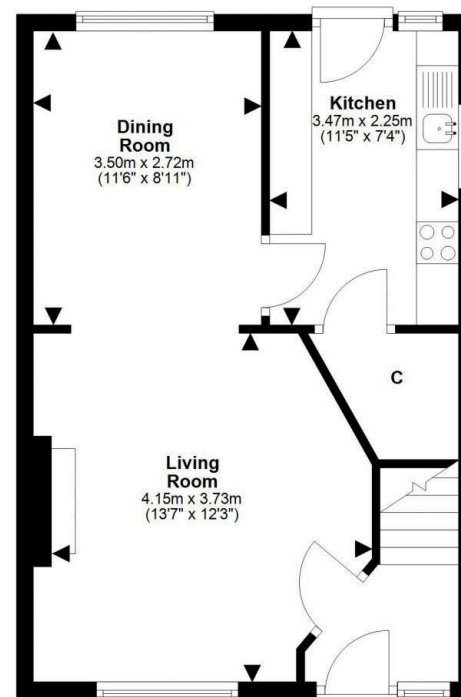
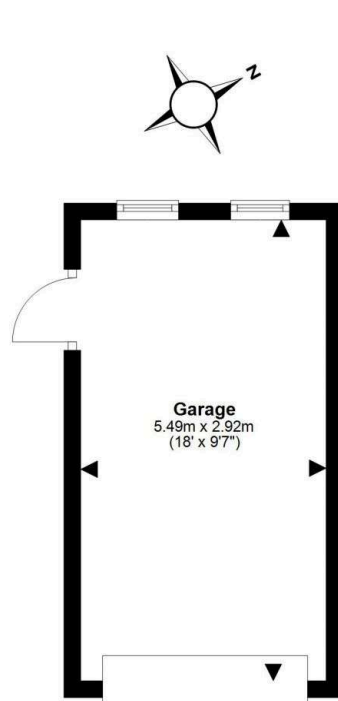
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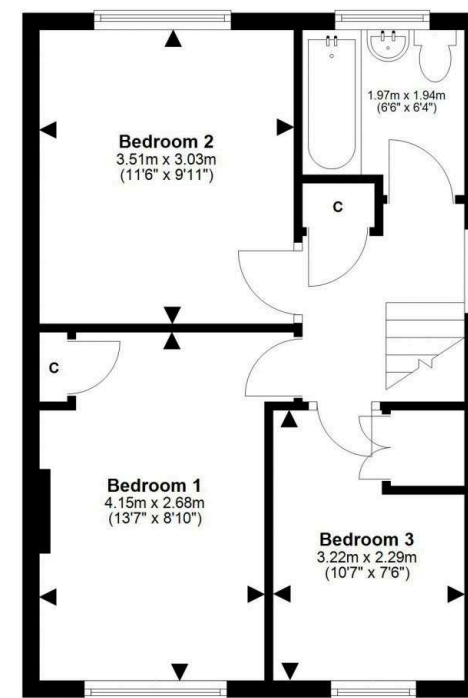


CHARTERED FIRM

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.