





Welcome

Welcome to 24 Clerk Road, Penicuik - a bright, and spacious, three-bedroom detached villa, set in a popular and sought after residential area in the lovely Midlothian town of Penicuik. Conveniently located and within walking distance of all local schooling and amenities, it is thought this property will make the ideal family home. The accommodation is offered in good clean condition throughout having been improved by its current owner and has lovely private garden grounds to the front and rear, it is further enhanced with double glazing, gas central heating, parking to the rear, and a detached garage.

- Superb sought-after residential location
- Porch providing access to stairs to the upper level
- Spacious living room with front facing window, fireplace with wood burning stove
- Dining room with patio doors to the rear
- Contemporary kitchen with a range of units, tiled splashbacks, gas hob, oven, extractor, and integrated appliances
- Conservatory/rear porch with heating, light, and power
- Upper hallway with Ramsay ladder loft access, part floored with light
- Double bedroom with window to the front and airing cupboard
- Double bedroom with window to the rear
- Bedroom three with window to the front
- Family bathroom with three-piece white suite, raindrop shower and attachment, wc, sink with vanity unit, and heated towel radiator
- Gas central heating and double glazing
- Private front and rear gardens, the ideal space to relax and entertain
- Parking to the rear with a detached garage







Penicuik

Penicuik is a vibrant town situated just south of Edinburgh in Midlothian, renowned for its scenic surroundings and welcoming community. Nestled close to the Pentland Hills, the area offers a wealth of outdoor activities, including walking, cycling, and wildlife spotting. Residents enjoy convenient access to local amenities such as shops, cafes, schools, and health services, as well as regular public transport links to Edinburgh city centre. The blend of natural beauty and practical facilities makes Penicuik an appealing choice for families and professionals alike.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliance, free-standing appliance or any movable items included in the sale as these are deemed sold as seen.



Get in touch

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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.