

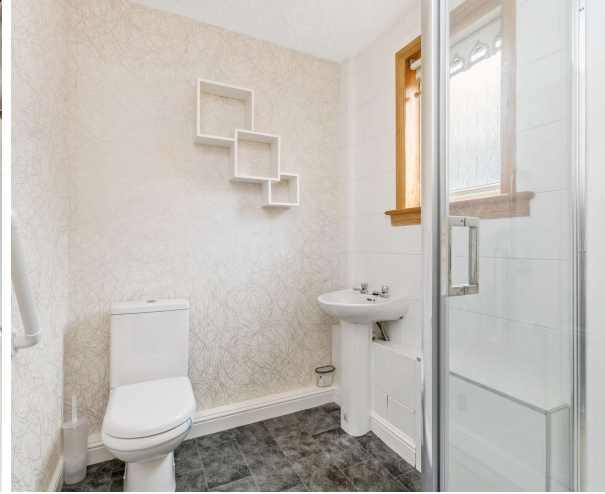




Welcome

Welcome to 22 Tait Drive, Penicuik, a rare opportunity for first-time buyers, those looking to downsize, or if you require ground floor living, this property is not to be missed. McDougall McQueen are delighted to present to the market this rarely available deceptively spacious one-bedroom detached bungalow, occupying a prime location in a popular residential location in the lovely Midlothian town of Penicuik. Providing spacious accommodation on ground floor level, conveniently located and within walking distance of all amenities, it is thought this property will make the ideal home for first time buyers, professional couples and for those looking for ground floor living. The accommodation is offered to the market in good clean condition throughout having been well maintained by its current owner. There are private garden grounds to the front and rear, whilst parking is on-street but unrestricted next to the property. Early viewing is highly recommended and not to be missed.

- Superb location close to amenities
- Entrance hall with storage and loft access
- Living room with front facing window
- Fitted kitchen with built-in store cupboards, a range of base and wall units, gas hob, oven, extractor, and washing machine
- Small conservatory with light and power
- Double bedroom with side facing window and built-in mirrored wardrobes
- Shower room featuring a shower cubicle with seat, wc and sink
- Double glazing and gas central heating
- Private garden grounds and 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

Included in the sale are: Floor coverings, light fittings, blinds where fitted, any integrated appliances and remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

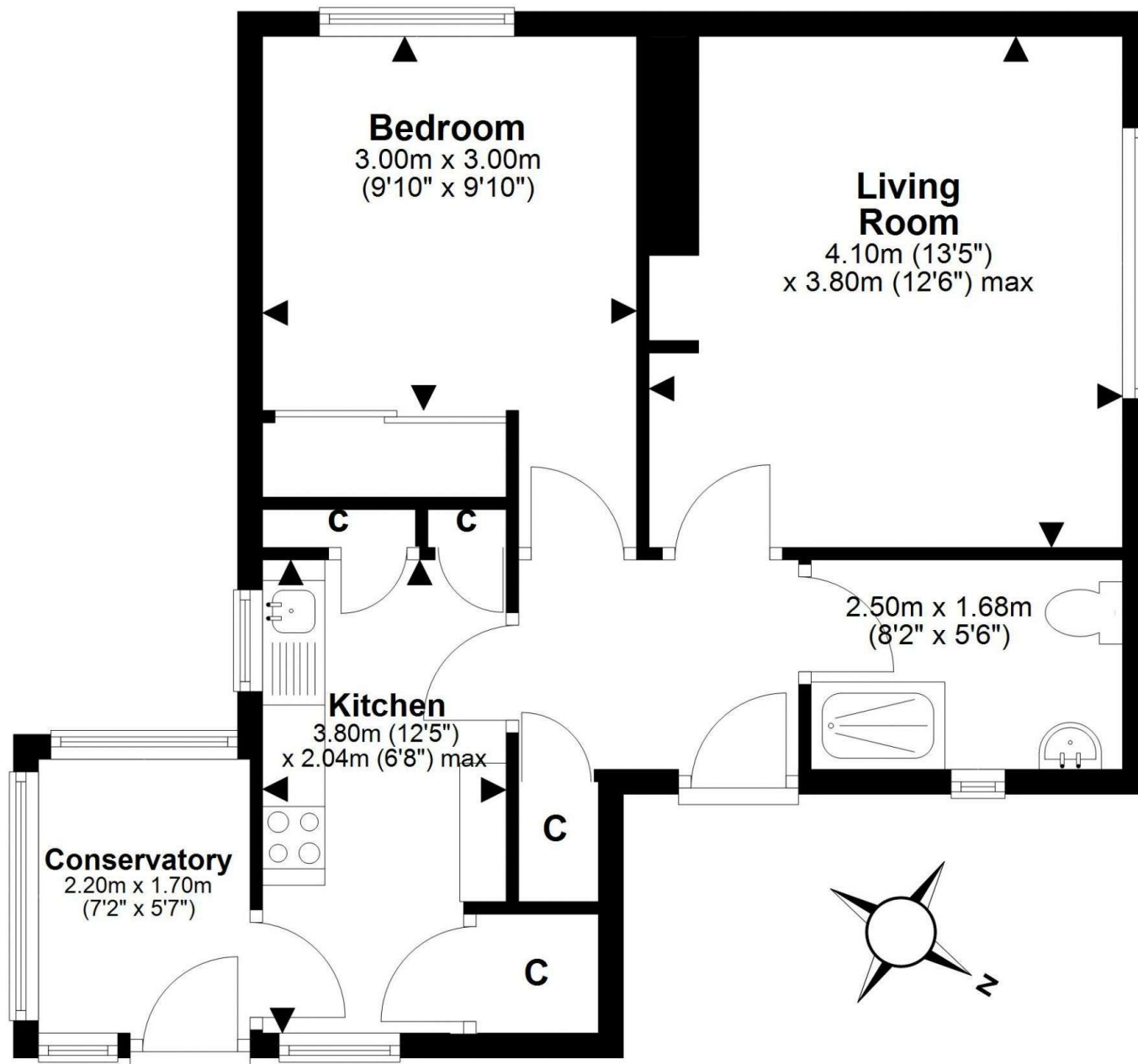
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.