





Welcome

Welcome to 56 Woodside Drive, a spacious three-bedroom end-terraced home, ideally situated in a popular residential area within the charming Midlothian town of Penicuik. Perfectly positioned within walking distance of local schools and amenities, this property will appeal to first-time buyers and growing families alike. The accommodation is presented requiring refurbishment but benefits from double glazing, gas central heating, private gardens to the front, side and rear, and a driveway leading to a detached wooden garage. Viewing is by appointment only. Please note this property is being sold as seen with no warranty on any goods or services.

- Entrance vestibule
- Hallway with under stair storage
- Shower room with white suite featuring an electric shower and shower cubicle
- Living room with rear facing window
- Kitchen with front and rear facing windows, fitted with a range of units, electric cooker and remaining white goods
- Mid landing with front facing window
- Upper hallway with loft ladder access
- Bedroom with rear facing window, store cupboard and free-standing wardrobes
- Bedroom with rear facing window and free-standing wardrobe
- Bedroom with front facing window, store cupboard and free-standing wardrobes
- Double glazed and gas central heating
- Front, side and rear gardens
- Driveway and detached wooden garage







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: Moveable items that are within the property and garden at the time of viewing. No warranty applies to the gas, electrical and plumbing systems or integrated or free-standing appliances or other movable items included in the sale as these are deemed sold as seen.





Get in touch

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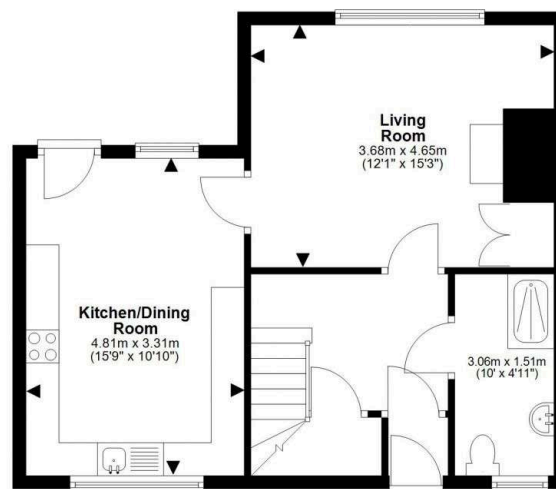
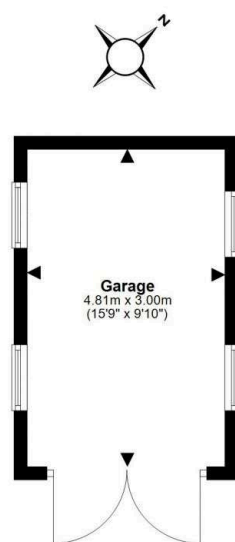
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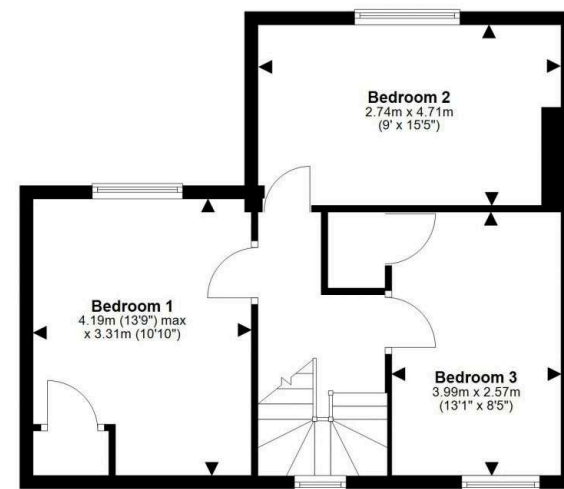


CHARTERED FIRM

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.