



10D, Bank Street, Penicuik, Midlothian, EH26 9BG

www.mcdougallmcqueen.co.uk



Looking for your first home or a superb investment opportunity in the very heart of Penicuik McDougall McQueen are delighted to present to the market this two-bedroom, two-bathroom flat situated in a development of individually designed apartments. This property comes with a host of luxurious fixtures and fittings throughout with a spacious modern interior and is ideally suited to first time buyers, professional couples, those looking to downsize, and property investors. It is conveniently located in central Penicuik and is within walking distance of all town centre amenities and transport links. Viewing is essential to fully appreciate the standard of accommodation on offer and we would urge you to make an appointment at your earliest convenience as we are sure this property will prove to be an extremely popular choice.

- Communal secure entry
- Lovely communal stairway
- Hallway with storage
- Open plan living, dining, and kitchen area, with dual windows, flooding the room with light, superbly fitted with granite worktops, inset sink, ceramic hob, oven, extractor, integrated washing machine, and free-standing fridge freezer
- Main bedroom with rear facing window
- Gorgeous en-suite shower room with overhead raindrop shower, shower attachment,

- and body jets, wc, sink with vanity unit, and towel radiator
- Bedroom two with rear facing window
- Stunning bespoke designer bathroom with free-standing double ended bath, wc, and vanity unit with bowl style sink
- Central heating and double glazing
- Quality fixtures and fittings throughout
- Ample unrestricted on street parking



Location

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.

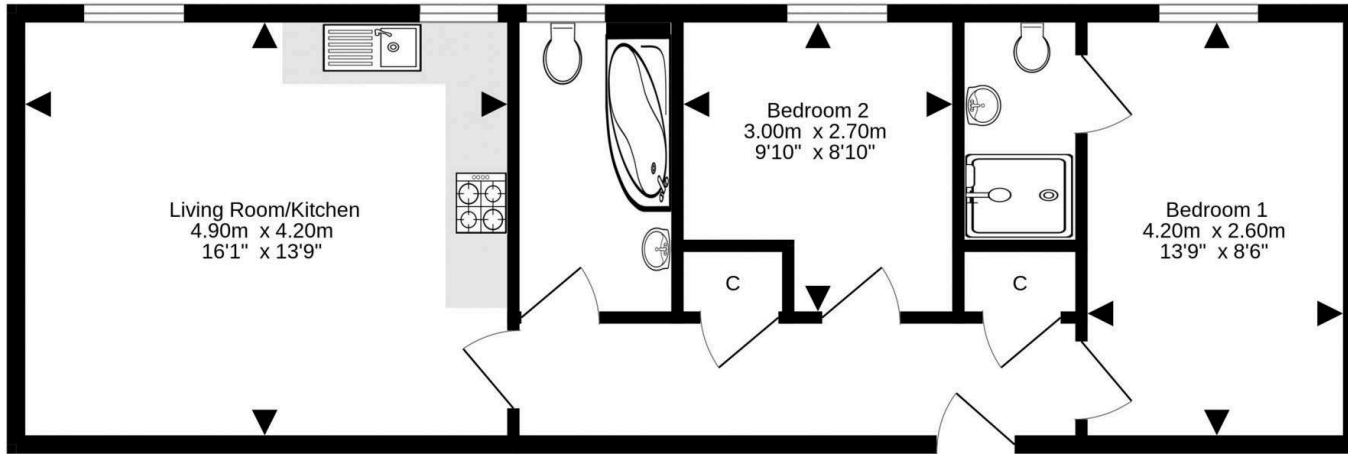
Extras

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

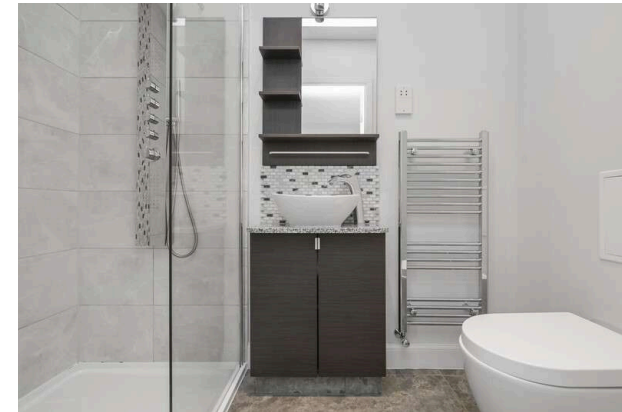
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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 appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

