



85 Deanburn, Penicuik, Midlothian, EH26 0HY



Welcome

Welcome to 85 Deanburn, an exceptional opportunity to purchase this spacious three-bedroom end-terraced home, ideally situated in a highly sought-after residential area within the charming Midlothian town of Penicuik. Perfectly positioned within walking distance of all amenities, this property will appeal to first-time buyers and growing families alike. The accommodation is presented in excellent order throughout, reflecting the care and thoughtful enhancements made by the current owner to provide comfortable and versatile family living. Further benefits include double glazing, gas central heating, and well-maintained private gardens to the front and rear-ideal for outdoor entertaining. The property also features ample on-street parking directly beside the property. Opportunities such as this are rare in today's market, and early viewing is highly recommended. Contact us today to arrange your appointment and secure this excellent family home.

- Entrance hallway with stairs to the upper level
- Spacious living and dining room with dual aspect windows to the front and rear
- Well-appointed dining kitchen with a range of base and wall units, worktops and matching splashbacks, composite sink, gas hob with glass splashback, extractor, double oven, integrated fridge freezer, and washing machine
- Rear hall with store cupboard housing the tumble dryer
- Upper hallway with store cupboard
- Main bedroom with built-in storage and front facing window
- Bedroom two with front facing window, and over stair store cupboard
- Bedroom three with rear facing window, and built-in store cupboard
- Lovely family bathroom with Raindrop shower and attachment over the bath, shower screen, wc and sink with vanity unit, vinyl roof with downlights, and heated towel radiator
- Double glazing and gas central heating
- Front and rear gardens, ideal for outside entertaining and relaxation
- Ample on-street residents parking next to the property





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

All floor coverings, light fittings, blinds where fitted, and integrated appliances, with white goods available by negotiation. No warranty applies to any integrated appliances, white goods or moveable items included in the sale. Other items of furniture may also be available by negotiation and are subject to offer.



Get in touch

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Property Hub:

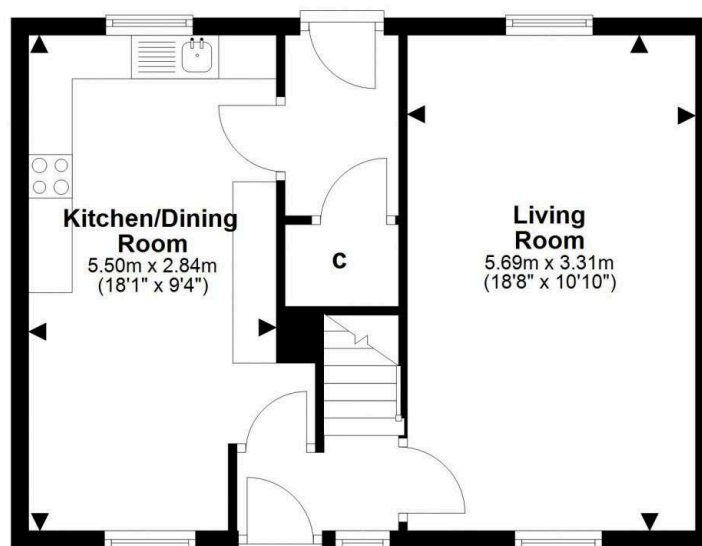
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

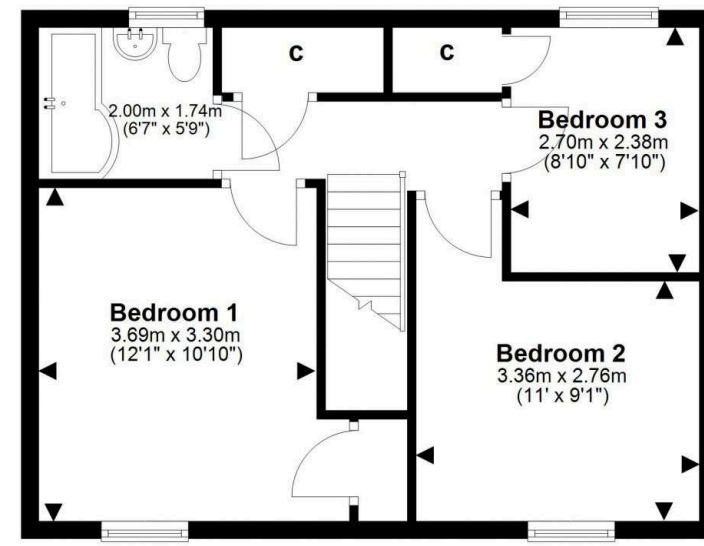
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.