



4 Bog Road, Penicuik, Midlothian, EH26 9BZ



Welcome

Welcome to 4 Bog Road, another great opportunity for first-time buyers, and young families. We are delighted to present to the market this spacious two-bedroom, upper flat, part of four in a block, set in the bustling Midlothian town of Penicuik. This property provides superb family accommodation and is presented in good clean order having been decorated and new carpets fitted throughout. It is ideally placed to take advantage of all the amenities including, shopping, and schooling that Penicuik has on offer. The property benefits from gardens to the side and rear, double glazing, and gas central heating. Viewing is by appointment only.

- Main side door entrance
- Upper hallway with storage and loft access
- Spacious living room with front facing window
- Fitted kitchen with a range of base and wall units, and electric cooker
- Main bedroom with rear facing window and built-in storage
- Bedroom two with rear facing window
- Modern shower room with raindrop shower and attachment, wc, wall mount sink, heated towel radiator, and wet wall panelling
- Double glazing and gas central heating
- Private garden grounds to the side and rear
- Small secure cellar/storage area





Penicuik

Penicuik, located in Midlothian, Scotland, is a highly desirable town set at the picturesque foot of the Pentland Hills. Renowned for its stunning natural landscapes and thriving community, Penicuik offers an exceptional quality of life. Residents benefit from a wealth of local amenities, reputable schools, and expansive green spaces, making it the ideal location for families and professionals alike. The town boasts convenient transport links to Edinburgh, ensuring easy access to the capital while maintaining a tranquil, semi-rural setting. Penicuik is perfect for those seeking outdoor pursuits, with abundant walking trails and leisure opportunities. This outstanding blend of lifestyle, connectivity, and environment positions Penicuik as a premier choice for discerning buyers.

Extras

All floor coverings, light fittings, blinds where fitted, and electric cooker. No warranty applies to any movable items, integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

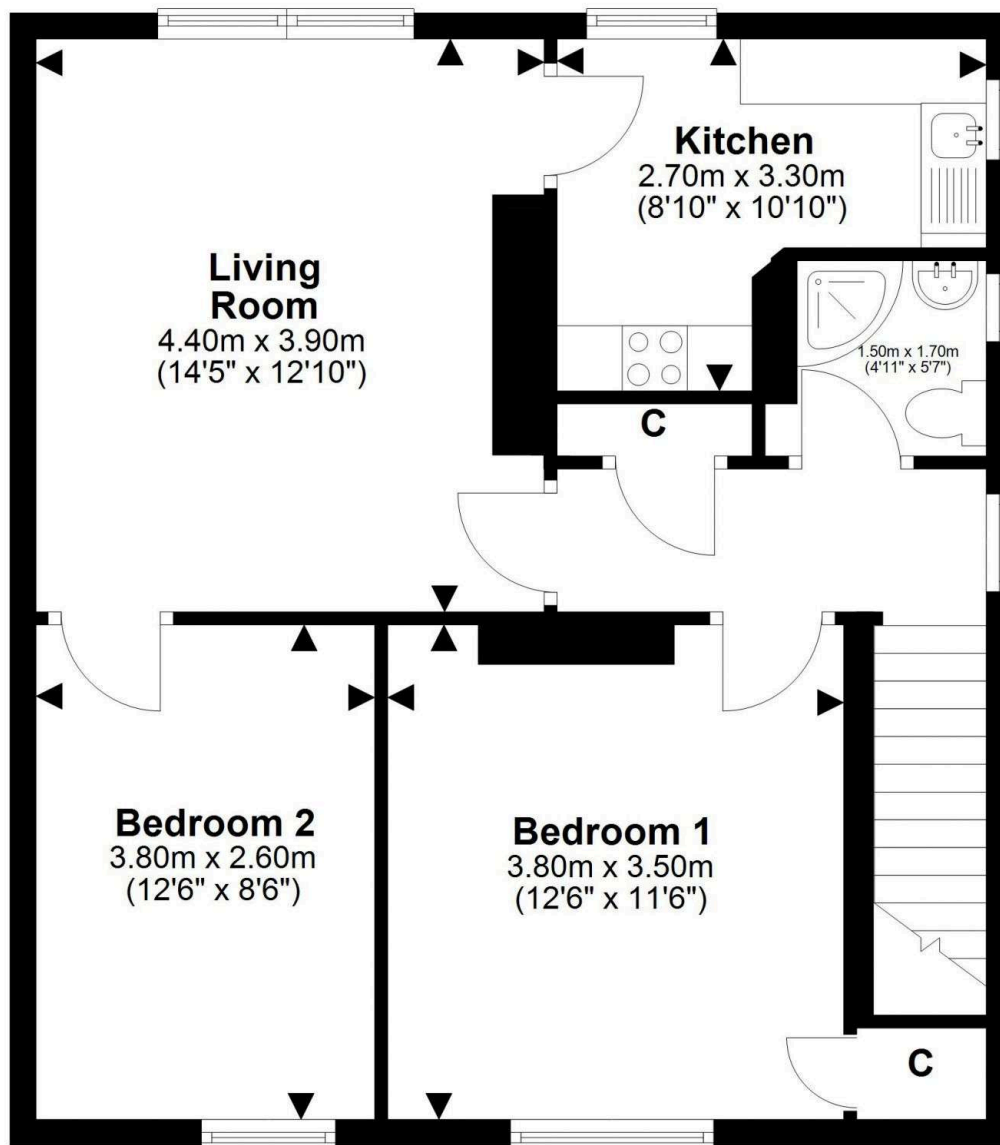
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

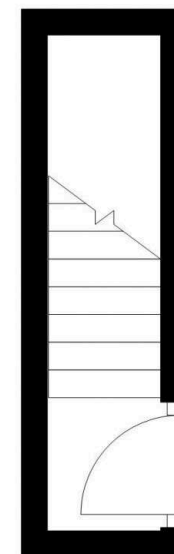
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



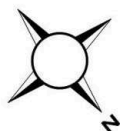
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted 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.



First Floor



Ground 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.