



21 Imrie Place, Penicuik, Midlothian, EH26 8HY



Welcome

Welcome to 21 Imrie Place, Penicuik - a superb first-time purchase, perfect for single people, or couples, is this ground floor main door one-bedroom traditionally built flat, set in a sought-after area in a central location in the lovely Midlothian town of Penicuik. Conveniently located within a stone's throw of the town centre, it is thought this property will make the ideal first-time purchase, downsize or investment opportunity. The property is offered in clean order throughout and benefits from double glazing, gas central heating, private garden grounds to the rear, and ample on-street parking. Viewing is by appointment only and highly recommended.

- Own main door entrance at the front of the building
- Entrance vestibule
- Open plan living room and kitchen with front facing window, raised kitchen area with base and wall units, ceramic hob, extractor, oven, washing machine, and fridge freezer
- Inner hall
- Double bedroom with rear facing window
- Recently fitted shower room with small rear facing window, corner shower cubicle with electric shower, sink with vanity unit, wc, heated towel radiator, and wet wall panelling
- Gas central heating and double glazing
- Own private rear garden, and 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, and all integrated and free-standing remaining appliances. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen.



Get in touch

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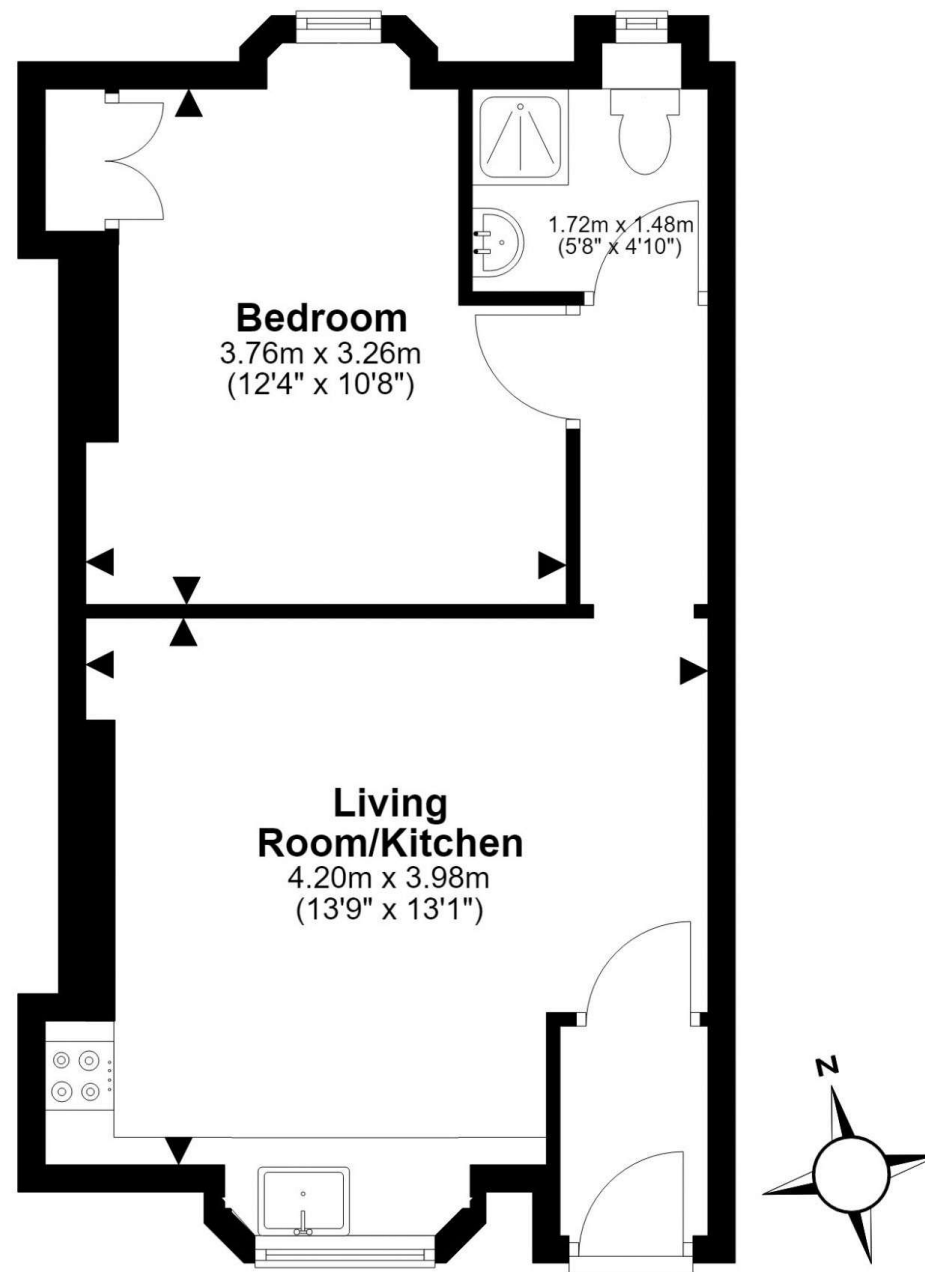
Bruntsfield Office:

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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.



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.