



17 Esk Bridge, Penicuik, EH26 8QR

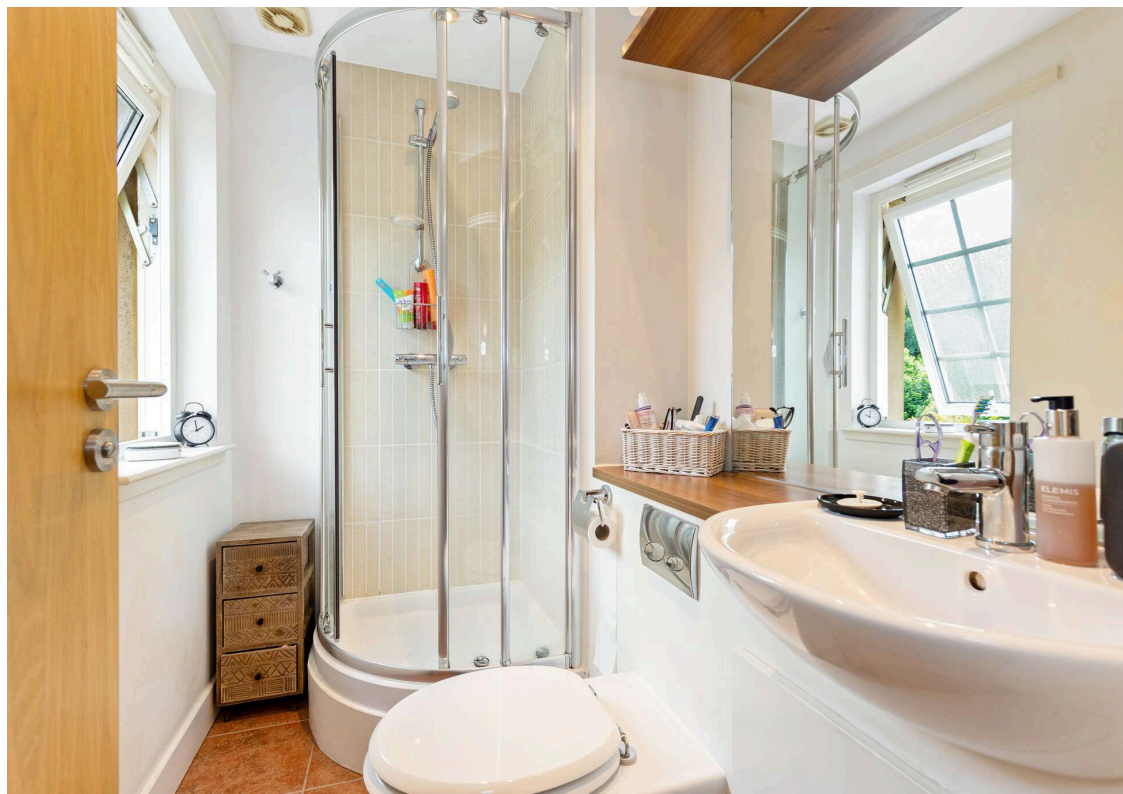


Welcome

Welcome to 17 Esk Bridge, Penicuik. McDougall McQueen are delighted to present to the market this lovely bright and spacious three-bedroom terraced house, in the lively Midlothian town of Penicuik. Located in a lovely, modern, and sought after tranquil residential location, this property is ideally placed to take advantage of all the amenities Penicuik has to offer. This property is perfect for first-time buyers, young families or professional couples and benefits from double glazing, gas central heating, private garden grounds to the front and rear with allocated and ample visitor parking. This lovely, modern, and spacious accommodation along with this superb location, are sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Hallway with store cupboard
- Ground floor WC with front facing window
- Modern fitted breakfasting kitchen with a range of base and wall units, gas hob, stainless steel splashback, oven, extractor, integrated fridge freezer and integrated dishwasher
- Utility room with sink base unit and washing machine
- Living room with French doors to the rear and under stair store
- Upper hallway with airing cupboard
- Main bedroom with front facing window and built-in wardrobes
- En-suite shower room
- Bedroom two with rear facing window and built-in wardrobes
- Bedroom three with rear facing window and built-in wardrobes
- Family bathroom with three-piece white suite, shower over the bath, shower screen, and wc and sink with vanity unit
- Gas central heating and double glazing
- Private front and rear gardens ideal for relaxation
- Allocated and visitor parking
- Well-kept communal areas







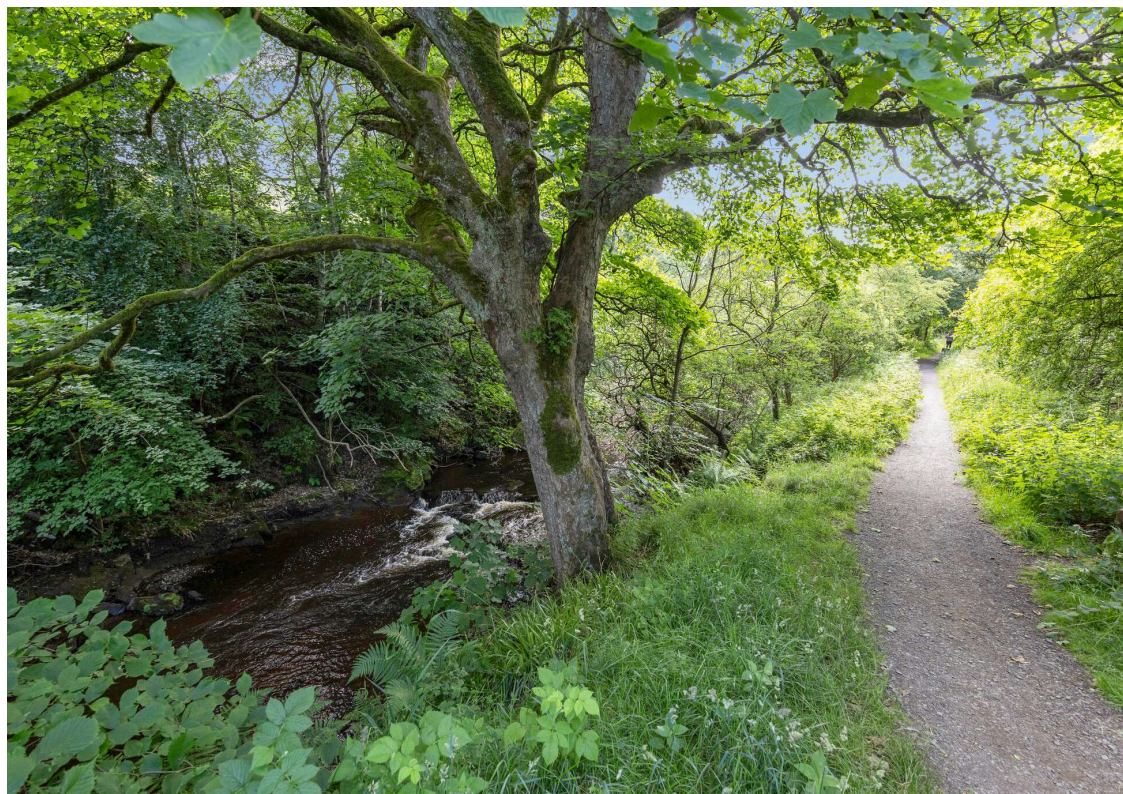
Penicuik

Penicuik is a much-respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of 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 is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and integrated appliances. Other items may be available by negotiation.





Get in touch

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 0131 240 3818

Property Hub:

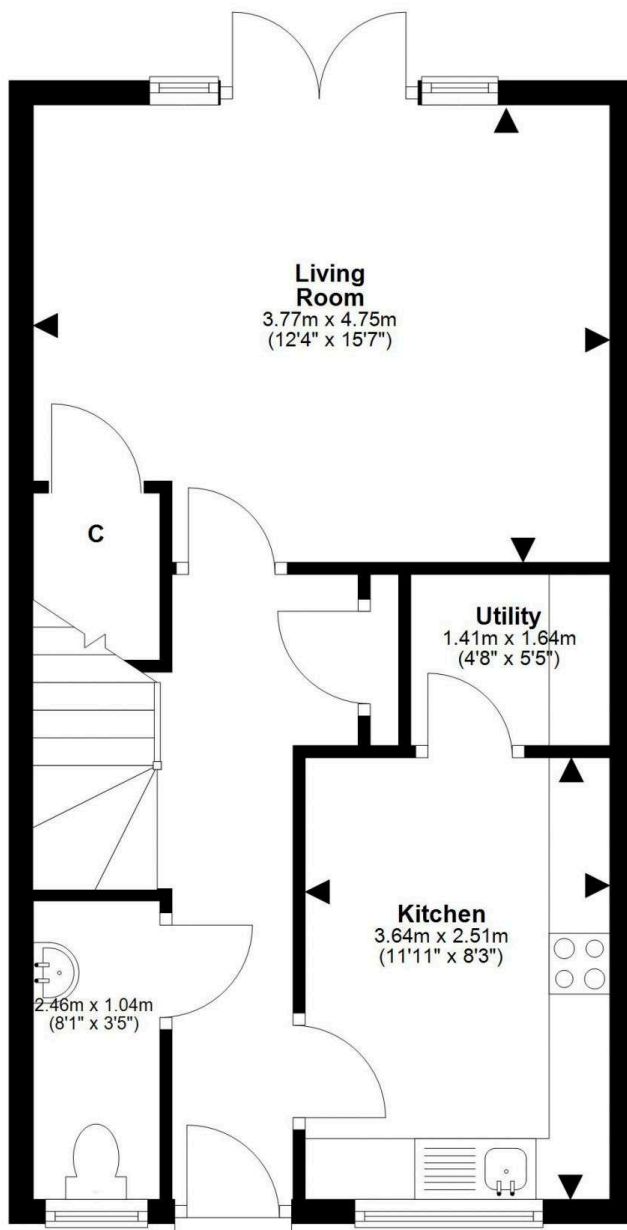
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

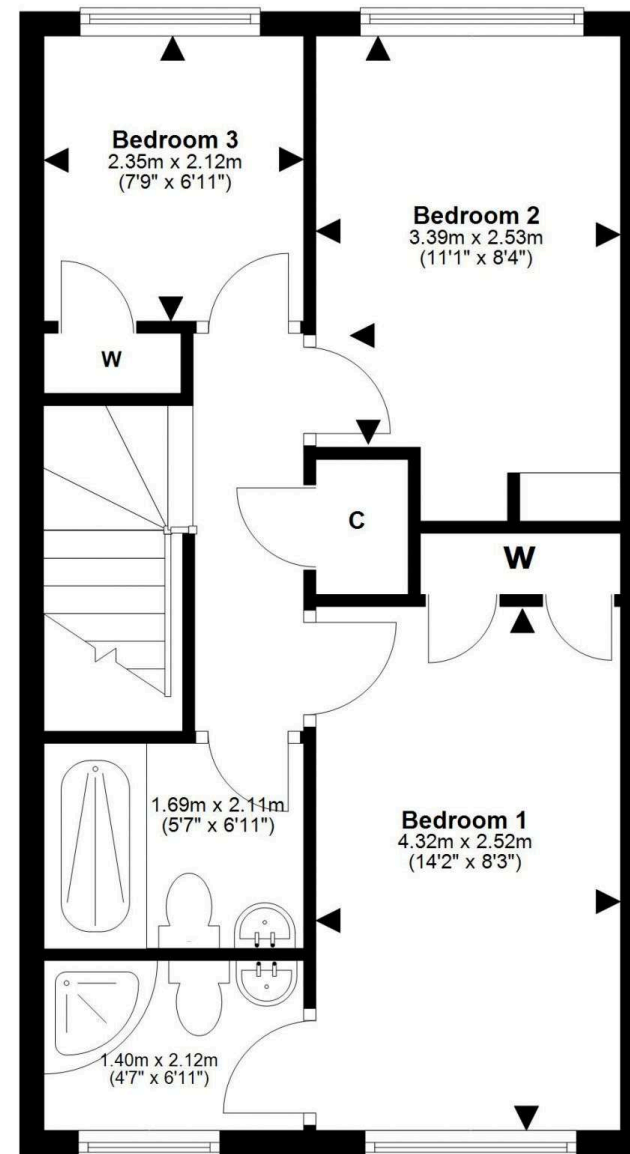
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



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.