



3 Cairnbank Road, Penicuik, EH26 9EB

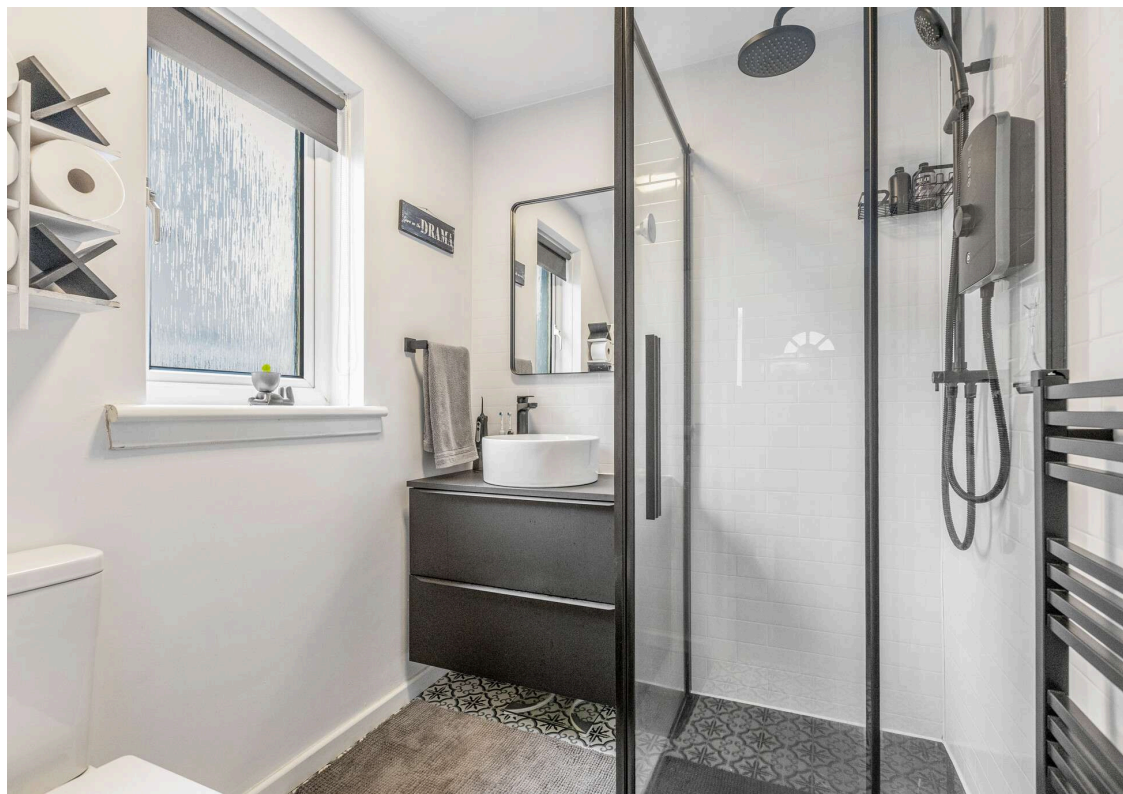


Welcome

McDougall McQueen are delighted to present to the market this beautifully presented and spacious three-bedroom semi-detached home, perfectly positioned within a highly sought-after residential area in the popular Midlothian town of Penicuik. The property offers bright and comfortable living throughout and has been well maintained by the current owners, who have also added a fantastic summerhouse/garden room to enjoy all year round. Set within private gardens to the front and rear, the generous rear garden provides an ideal setting for outdoor living and relaxation. A long driveway offers ample off-street parking and leads to a detached garage with power and water supply. The property further benefits from a Hive heating system, which will remain in place. Ideally located within walking distance of local schools, shops and the town centre, this home will appeal to a range of buyers, particularly families and professional couples.

- Welcoming entrance hallway with under-stair storage
- Spacious living room with feature fireplace and window to the front
- Dining area offering the perfect space for family meals or entertaining
- Modern fitted kitchen with an excellent range of base and wall units, worktops and matching splashbacks, and a pleasant outlook over the rear garden
- Main bedroom with built-in wardrobes and additional store cupboard
- Second double bedroom with rear-facing window, built-in cupboards and an airing cupboard, plus loft access
- Third bedroom with built-in wardrobes
- Shower room with modern three-piece suite comprising WC, wash hand basin, and a walk-in shower cubicle with electric shower and rainfall head







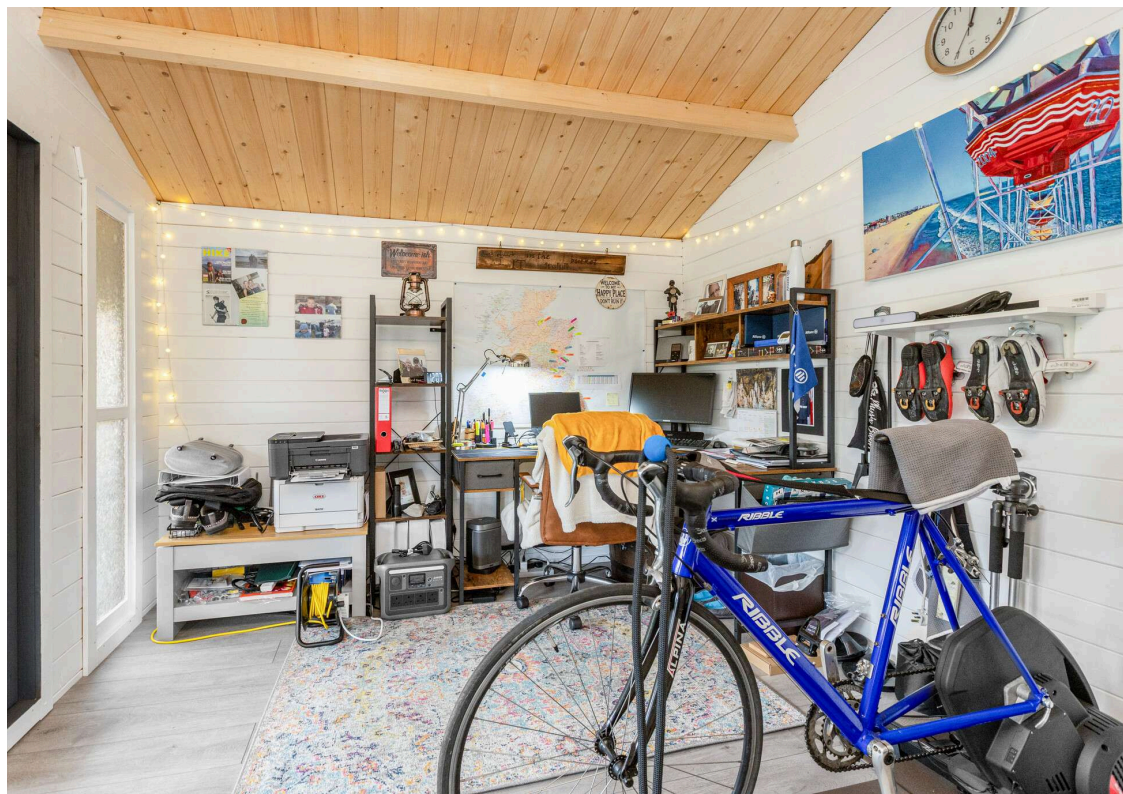
Penicuik

The popular Midlothian town of Penicuik lies approximately nine miles south of Edinburgh, offering the perfect balance of countryside living with easy access to the city. The town provides a wide range of local amenities including shops, supermarkets, cafés, bars and restaurants, along with well-regarded schooling from nursery through to secondary level. Outdoor enthusiasts can enjoy nearby scenic walks and cycle routes along the River North Esk and in the Pentland Hills Regional Park, just a short distance away. Penicuik also benefits from regular bus services to Edinburgh and surrounding areas, while the city bypass and main motorway network are easily accessible, making it an ideal location for commuters.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, Hive heating system and the summerhouse. Any appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Items of furniture may also be available by negotiation.





Get in touch

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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.

