



4A Peebles Road, Penicuik, Midlothian, EH26 8LU



Welcome

Welcome to 4A Peebles Road - a bright, spacious lower-ground-floor two-bedroom flat offering superb value for first-time buyers, individuals, or couples. Ideally located close to Penicuik town centre, the property is perfectly placed for easy access to transport links, shops, bars, restaurants, and everyday amenities. The flat benefits from double glazing, gas central heating, allocated residents' parking, and direct access to its own private garden, with additional communal grounds. With its central location and excellent features, this property is sure to attract strong interest, and early viewing is highly recommended.

- Secure communal entrance
- Entrance hallway with store cupboard
- Spacious living room with French doors to the private rear garden
- Fitted upgraded kitchen with a range of base and wall units, gas hob, oven, and extractor
- Double bedroom with built in mirrored wardrobes
- Second double bedroom with built-in mirrored wardrobes
- Upgraded shower room, walk-in shower with drying area, overhead raindrop shower, shower attachment, sink with vanity unit, wc, and heated towel radiator
- Double glazing and gas central heating
- Private garden grounds, ideal for outside entertaining and relaxation
- Communal garden grounds and allocated residents parking



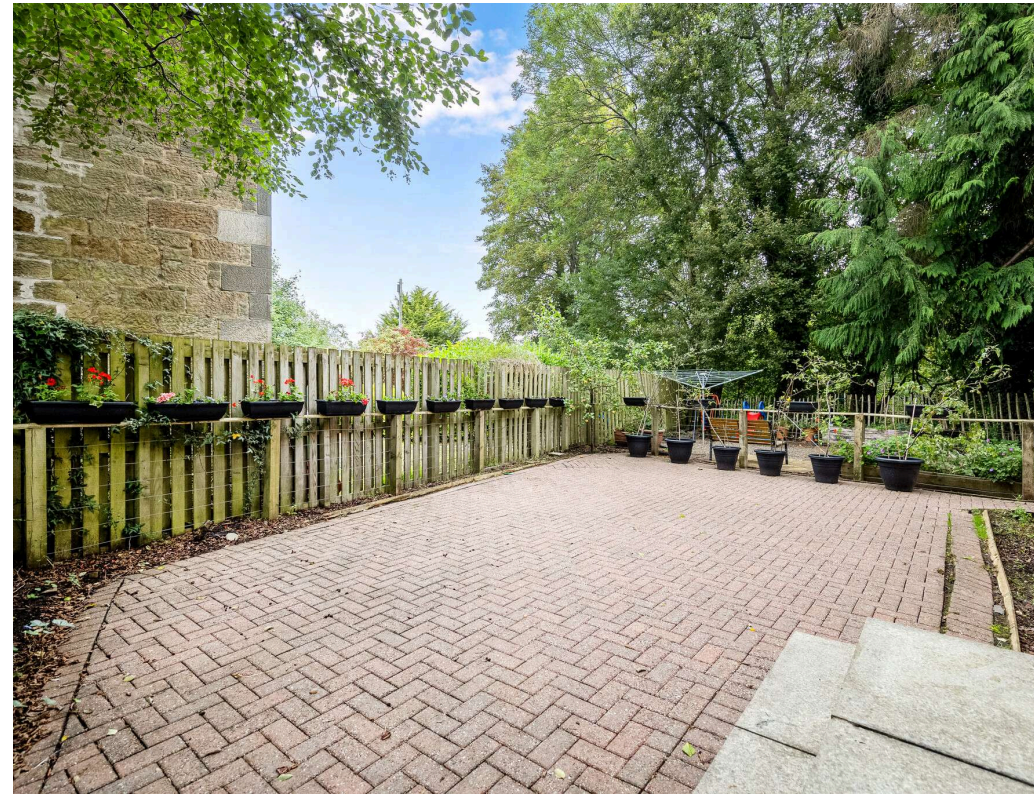


Penicuik

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, integrated appliances, and any remaining white goods. No warranty applies to any integrated appliance, free standing appliance or any movable items included in the sale as these items are sold as seen.



Get in touch

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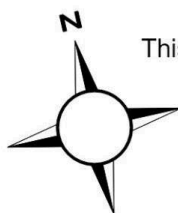
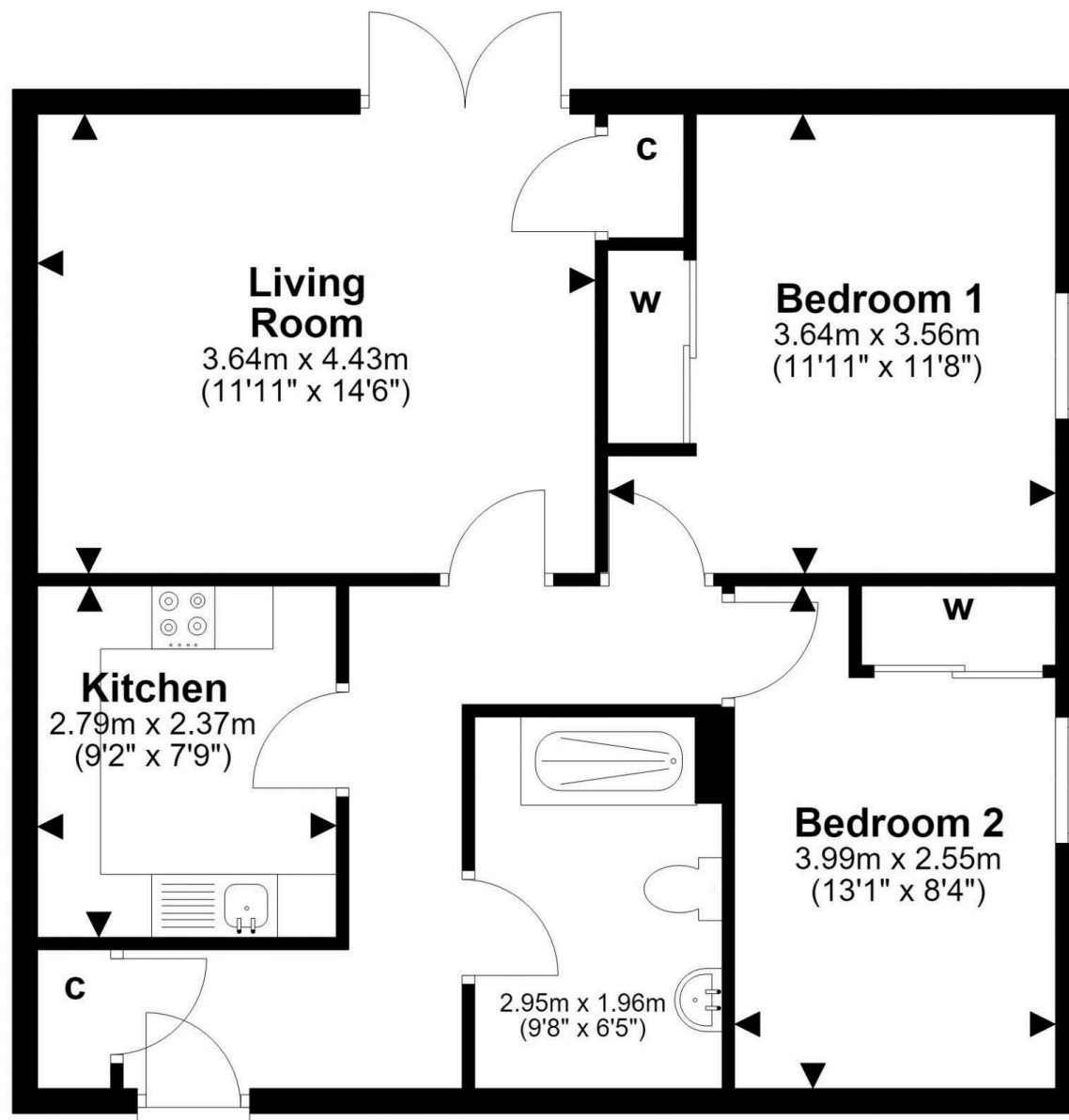
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.