



7 Vorlich Crescent, Penicuik, Midlothian, EH26 8JT



Welcome

Welcome to Vorlich Crescent, situated in an established residential area of Penicuik, this well-proportioned three-bedroom terraced property presents an excellent opportunity to acquire a superb family home offering generous living space, with a lovely open outlook, further benefits include private gardens and convenient parking for residents and visitors. This excellent home will particularly appeal to first-time buyers, young and growing families, professionals commuting to Edinburgh, couples looking to upsize and buy-to-let investors seeking a property in a popular and well-connected Penicuik location. Presented to the market in good order throughout, an early viewing is recommended.

- Reception hallway
- Living room front facing
- Fully fitted dining kitchen with direct garden access
- Three bedrooms
- Bathroom presented as a shower room
- Attic storage, partially floored
- Gas central heating (boiler replaced 2021)
- Double glazing
- Private gardens to the front and rear
- Residents and visitors parking





Penicuik

Vorlich Crescent is located within a popular residential area of Penicuik, a thriving Midlothian town offering an excellent range of local amenities including supermarkets, independent retailers, cafés, restaurants and leisure facilities. Well-regarded primary and secondary schools are within easy reach, while the surrounding countryside, Pentland Hills Regional Park and numerous walking and cycling routes provide superb recreational opportunities. Regular public transport links offer straightforward access into Edinburgh City Centre and the City Bypass, making the area particularly attractive to commuters.

Extras

Please confirm..



Get in touch

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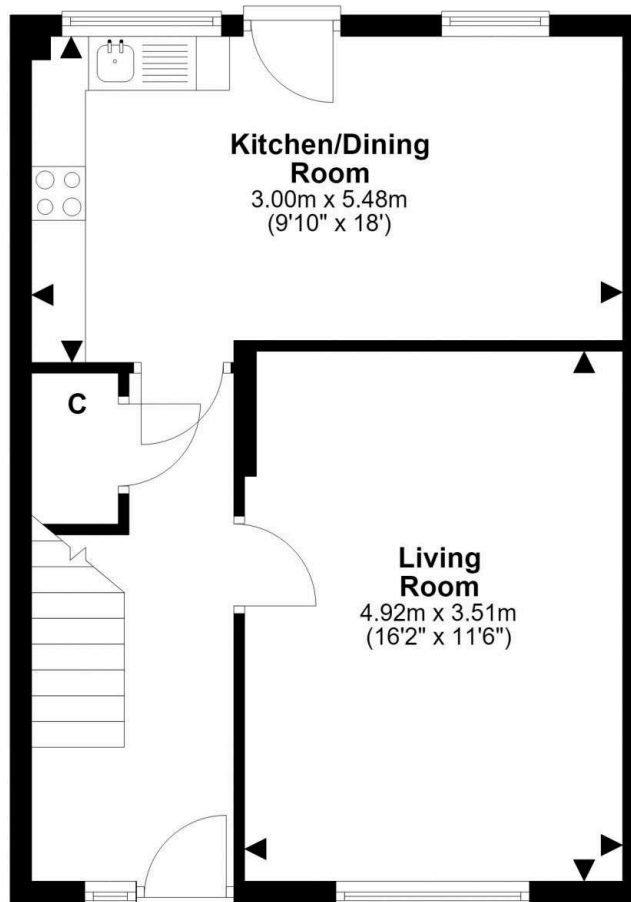
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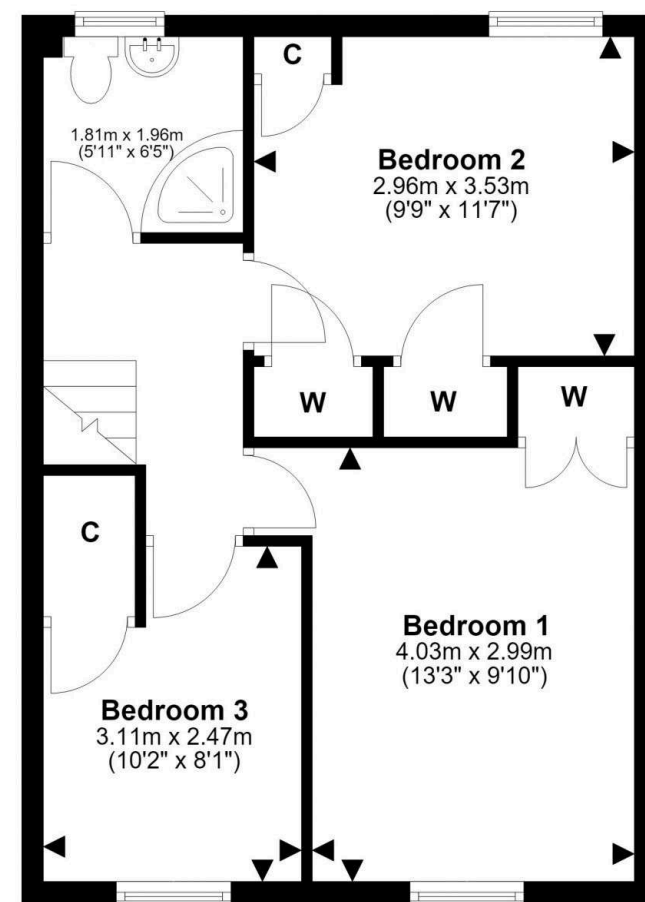


CHARTERED FIRM

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.



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.