





Welcome

Welcome to 46 Wyvis Park-a spacious three-bedroom terraced property, occupying a superb location in a popular residential area in the charming Midlothian town of Penicuik. With generous living space designed for modern family life, the house is ideally situated within walking distance of all local amenities including schooling. The property is offered to the market requiring some upgrading, allowing you to impose your own style in terms of décor. The property benefits from a recent fitted kitchen, gas central heating, double glazing, and ample on-street parking, with private gardens to both the front and rear, creating ideal spaces for outdoor entertaining and relaxation. Viewings are available by appointment only.

- Entrance hall with ample built-in storage
- Living room with front facing window and French doors to the dining room
- Dining room with rear facing window
- Recent kitchen with a range of base and wall units
- Upper hallway with loft access (loft ladder access)
- Main double bedroom with built-in wardrobes
- Bedroom two with built-in storage
- Bedroom three with front facing window and over stair storage
- Fully tiled family bathroom with three-piece white suite, shower over the bath, shower screen, and heated towel radiator
- Double glazing and gas central heating
- Garden grounds to the front and rear providing the ideal space for relaxation and entertaining
- Ample 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

All floor coverings, light fittings and blinds where fitted. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

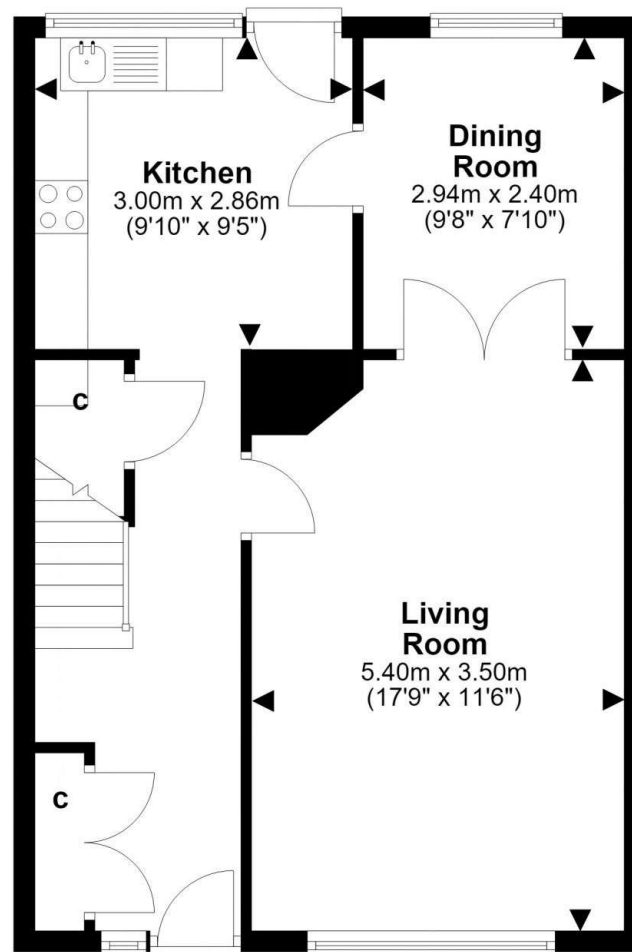
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

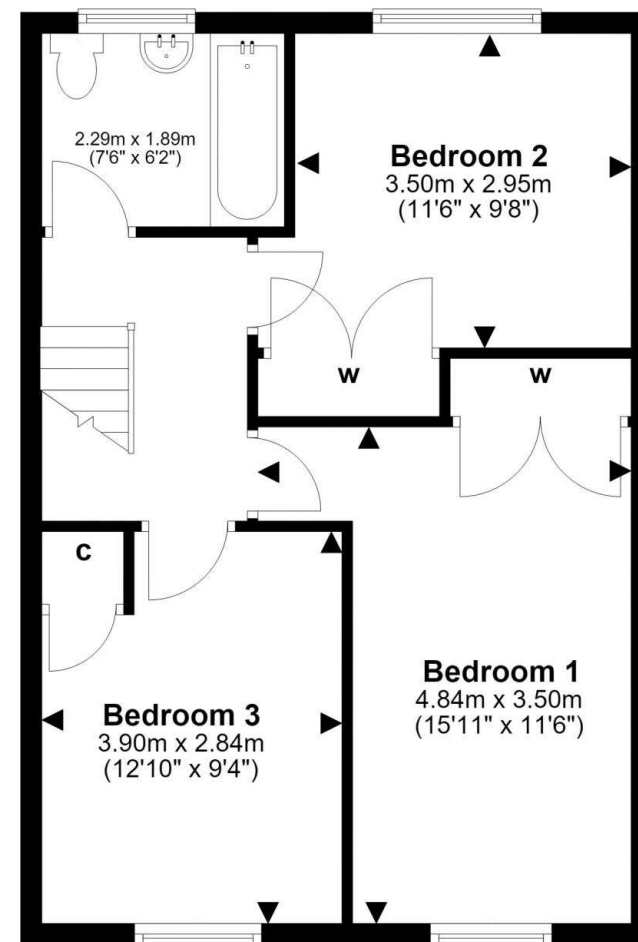


CHARTERED FIRM

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.



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.