





Welcome

Welcome to 36 Cruachan Court, Penicuik, a well-presented three-bedroom terraced home offering spacious accommodation across two levels. Situated in a popular residential area, the property is ideally suited to first-time buyers, young families or those looking to upsize. The accommodation is bright and practical throughout, with a generous dining kitchen, a modern shower room and private gardens to the front and rear, complete with a summerhouse. Conveniently located close to local amenities, schools and transport links, the property also benefits from gas central heating, double glazing and ample on-street parking.

- Popular residential location within Penicuik
- Entrance hallway with under-stair storage
- Bright front-facing living room
- Spacious dining kitchen fitted with a range of wall and base units, electric ceramic hob, oven, extractor hood, ample space for dining and door to the rear garden
- Three bedrooms, including two good-sized doubles with built-in mirrored wardrobes
- Modern shower room with rainfall shower, vanity unit and heated towel radiator
- Gas central heating, double glazing and external thermal cladding
- Private front and rear gardens with summerhouse
- 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

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, and the summerhouse. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including all white goods may be available by negotiation and should be discussed with the sellers.





Get in touch

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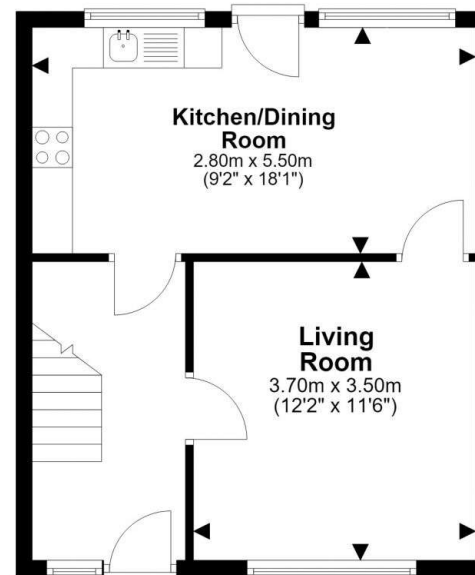
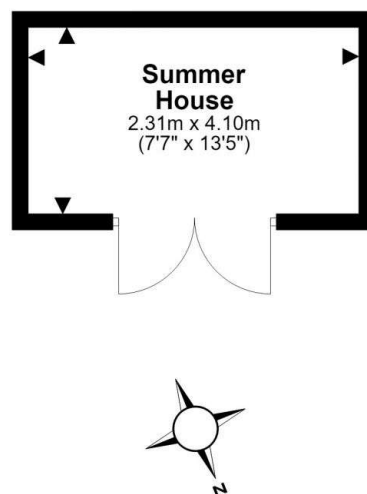
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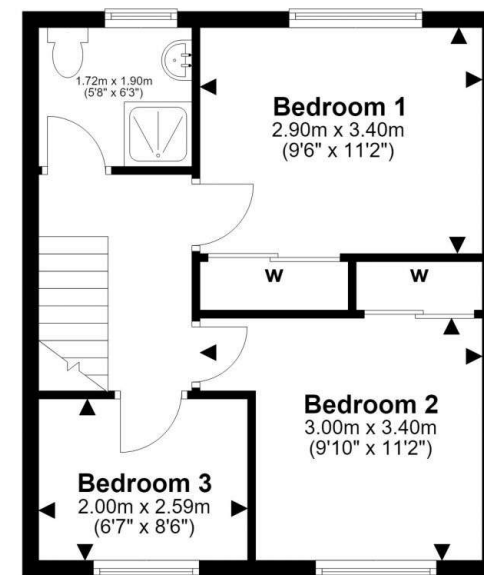


CHARTERED FIRM

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.