



52 St James's View, Penicuik, EH26 9DY



Welcome

Welcome to St James's View, this well-proportioned three-bedroom detached family home, set within a sought-after residential development in the popular Midlothian town of Penicuik. Boasting generous front and rear gardens, a multi-vehicle driveway, and a single garage, this impressive property offers spacious and flexible accommodation ideally suited to modern family living. St James's View is ideally located for access to Penicuik's excellent range of local amenities, schooling, and transport links, with easy commuting access to Edinburgh and the City Bypass. The surrounding countryside and nearby Pentland Hills also provide a wealth of outdoor leisure opportunities. Presented to the market in good order throughout, an early viewing is recommended.

- Entrance porch
- Reception hallway
- Living/dining room
- Fully fitted kitchen
- Rear porch
- Three bedrooms
- Family bathroom
- Loft storage
- Gas central heating - boiler replaced 2023
- Beautiful gardens front and rear
- Single garage with a multi vehicle driveway







Penicuik

Located approximately ten miles south of Edinburgh, Penicuik is a popular and thriving Midlothian town offering an excellent balance of semi-rural living and convenient access to the capital. Surrounded by picturesque countryside and close to the stunning Pentland Hills Regional Park, the area is ideal for those who enjoy outdoor pursuits including walking, cycling, and golf. Penicuik provides a wide range of local amenities along with well-regarded primary and secondary schooling. The town also benefits from excellent public transport links, making Penicuik an attractive location for commuters travelling to Edinburgh and the surrounding areas. Combining a strong sense of community with beautiful surroundings and everyday convenience, Penicuik continues to be a highly sought-after location for families, professionals, and first-time buyers alike.

Extras

Included in the sale are: flooring coverings, light fittings, blinds where fitted and the kitchen appliances. Any appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are sold as seen.



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.

