





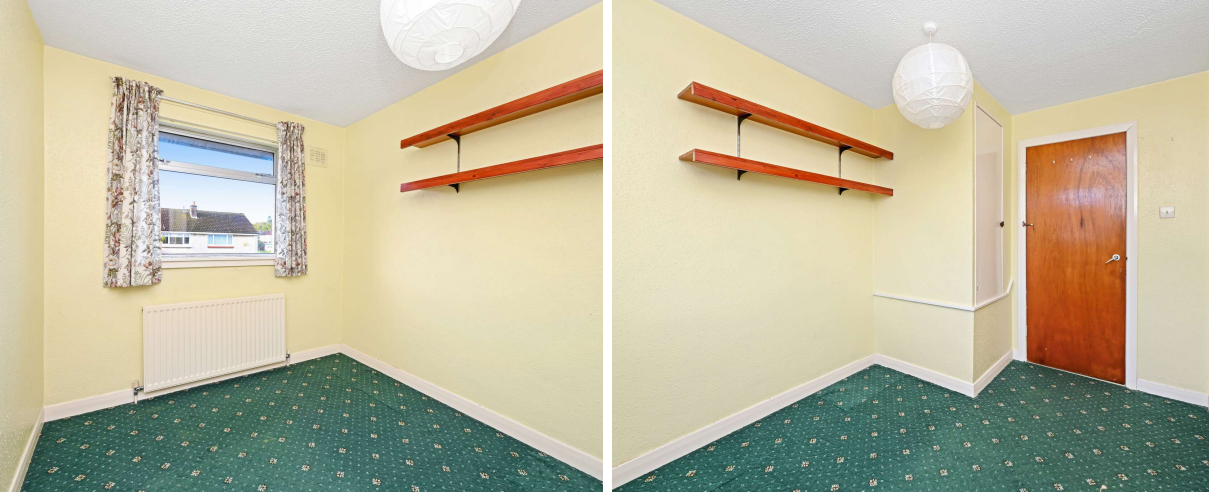
Welcome

Welcome to 15 Ravelsykes Road, a bright and spacious three-bedroom semi-detached home set within a popular residential area in the lovely Midlothian town of Penicuik. Positioned in a quiet child-friendly cul-de-sac beside a large grassed open space, the property represents an ideal choice for families thanks to its close proximity to local schooling, amenities, and transport links. The home is presented in clean condition throughout, though it would now benefit from modernisation - offering an excellent opportunity for buyers wishing to place their own stamp on a well-located property. Externally, there are private garden grounds to the front and rear, along with a driveway providing access to an attached garage.

- Superb sought-after residential location, close to schooling and all amenities
- Child safe cul de sac setting, adjacent to a large grassed area
- Entrance hall with stairs to the upper level
- Spacious living room with front facing window, and under stair store
- Dining room with window to the rear
- Basic kitchen with a range of base, wall, and larder units, gas cooker and remaining white goods
- Upper hallway with window to the side, loft access, and store cupboard
- Bedroom with built-in wardrobes, bedroom furniture, and boiler cupboard with rear facing window
- Bedroom with window to the front
- Bedroom with window to the front, and over stair storage
- Family bathroom with three-piece white suite, electric shower over the bath, wc and sink
- Gas central heating and double glazing
- Private garden grounds to the front and rear
- Driveway leading to an attached garage
- Viewing essential, superb opportunity not to be missed







Penicuik

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is skiing at Hillend. 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, gas cooker and remaining free-standing white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items may be included by negotiation.





Get in touch

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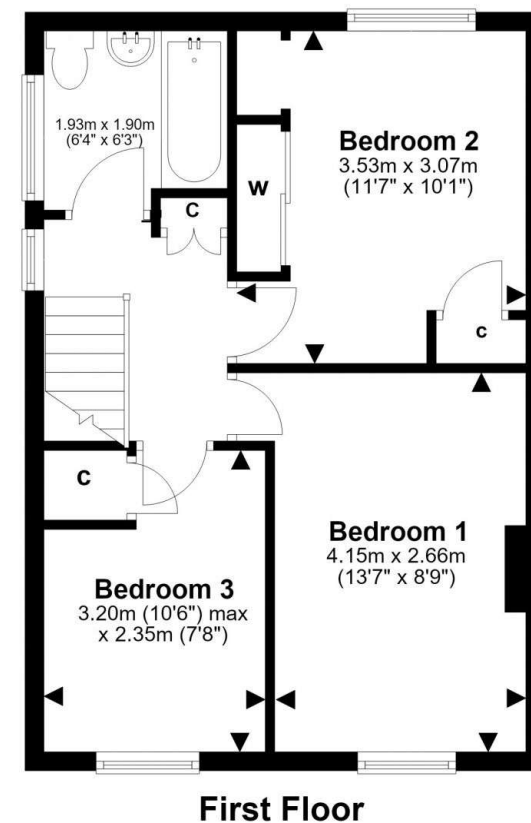
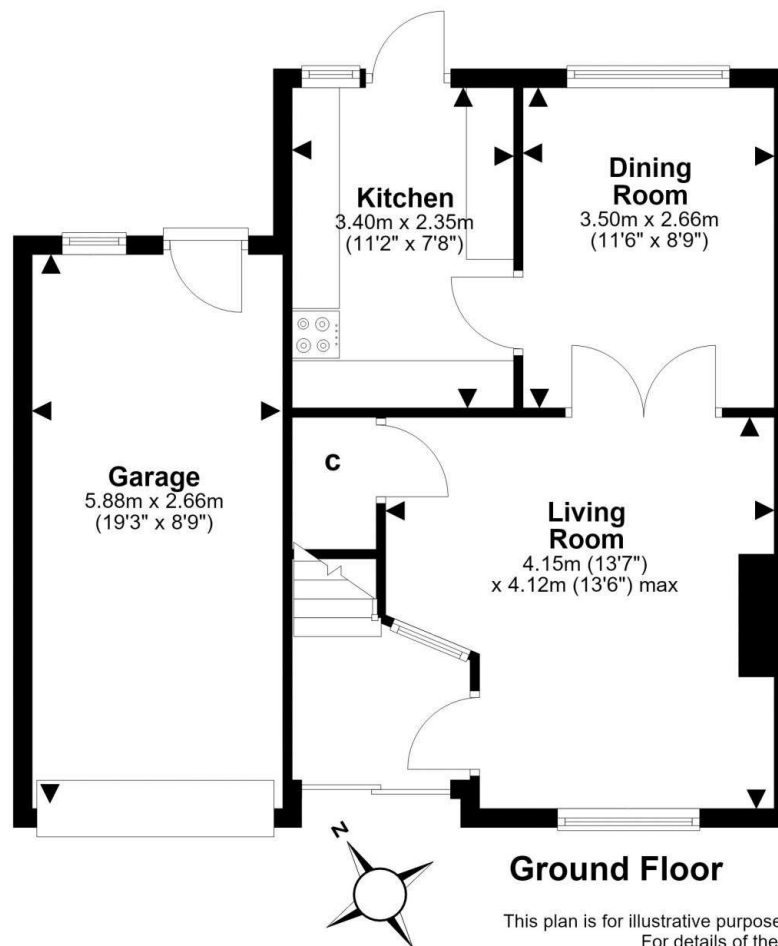
Bruntsfield Office:

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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.



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.