



32 Stevenson Road, Penicuik, Midlothian, EH26 0LU



Welcome

Welcome to 32 Stevenson Road, a lovely bright and spacious semi-detached two-bedroom house, set within a much sought-after residential estate on the edge of the lovely Midlothian town of Penicuik. Conveniently located close to Penicuik, Roslin, Bilston and Loanhead, it is thought this property will make the ideal purchase for first time buyers, professional couples, and those who commute, with its easy access to the city bypass and Scotland's road network. The property is offered in good order throughout and has garden grounds to the front and rear with a driveway providing off street parking for three cars. This ideal home, and its excellent location should make this a popular choice, we would therefore recommend viewing at your earliest convenience.

- Entrance porch
- Spacious living room with full height window to the front and stairs to the upper level
- Modern fitted kitchen with rear garden access, a range of base and wall units, larder style storage, gas hob, glass splashback, double oven, integrated microwave, extractor, integrated fridge, integrated freezer, integrated dishwasher, and washing machine
- Upper hallway with store cupboard and loft ladder access to part floored loft storage with light
- Bedroom one with window to the front and built-in wardrobe
- Bedroom two with window to the rear and built-in store cupboard
- Family bathroom with three-piece white suite with electric shower over the bath, shower screen, wc, sink with vanity unit, and heated towel radiator
- Gas central heating and double glazing
- Private garden grounds to the front and rear which are ideal for outside entertaining
- Driveway for off-street parking for around three cars





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, with Straiton Retail Park, Costco, and Ikea only a short drive away, in addition there are a wide variety of recreation and leisure facilities including lovely walks, cycle paths, and a golf course. 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, blinds where fitted, all integrated appliances and remaining white goods (with the exception of the tumble dryer). 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 available by negotiation.



Get in touch

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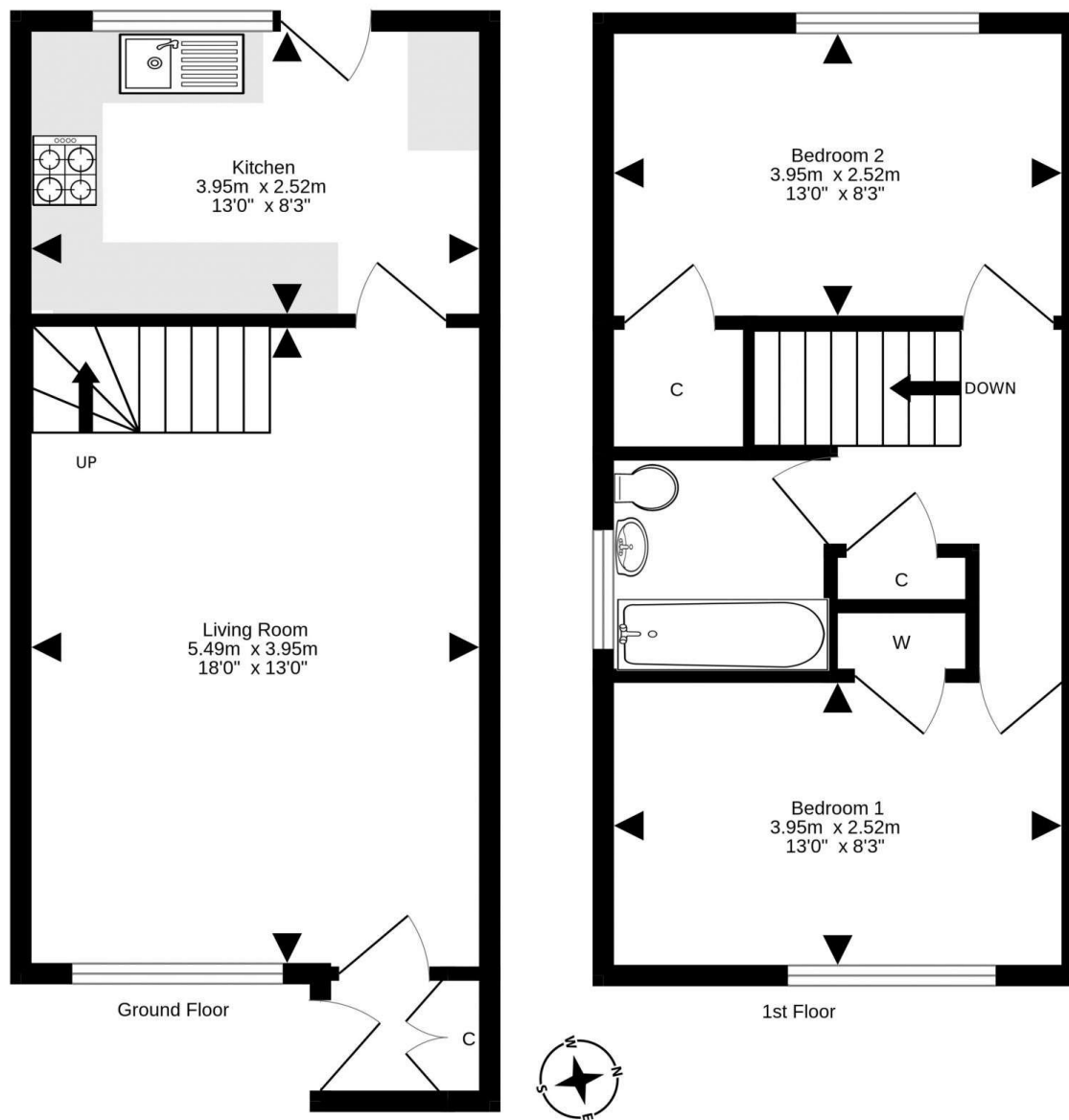
Bruntsfield Office:

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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.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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