



20 West Cairn Crescent, Penicuik, EH26 0AR



## Welcome

Welcome to West Cairn Crescent a spacious two-bedroom plus box room, end terraced house located in a popular residential area in the lovely Midlothian town of Penicuik. Conveniently located and within walking distance of all local schooling and amenities. The property is offered in good order but will require some improvement. It provides spacious accommodation over two levels with private garden grounds to the front and rear with ample on-street parking. This is an opportunity not to be missed, as this ideal home and its location are sure to attract a lot of interest, we would therefore recommend viewing at your earliest convenience.

- Superb sought-after residential location, close to schooling and all amenities
- Hallway with storage and stairs to the upper level
- Spacious living and dining room with windows to the front and rear, electric fire, and fire surround
- Kitchen with a range of base and wall units, extractor, and access to the rear garden
- Upper hallway with loft access
- Bedroom one with rear facing window and mirrored wardrobes
- Bedroom two with window to the front, including wardrobes
- Box room/study with window to the front
- Family bathroom with three-piece suite, electric shower, and shower screen
- Electric heating and double glazing
- Private garden grounds to the front and rear







## 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, and the cooker. 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 including all white goods which are all by negotiation.



# Get in touch

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 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

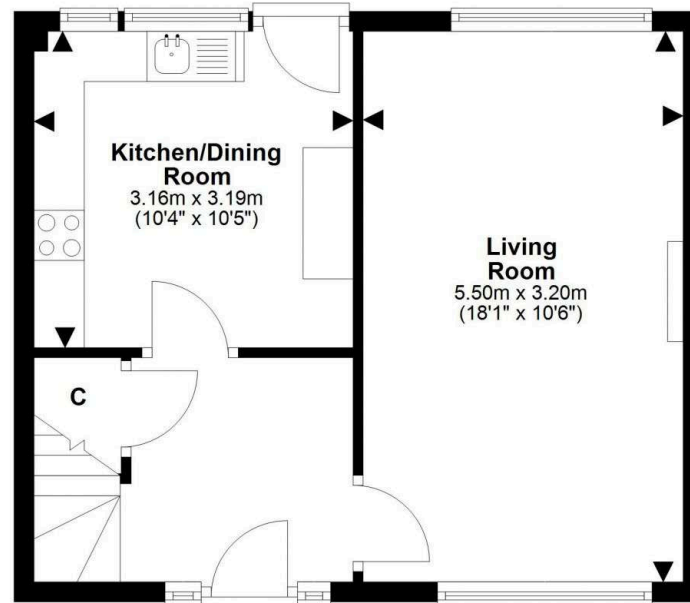
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

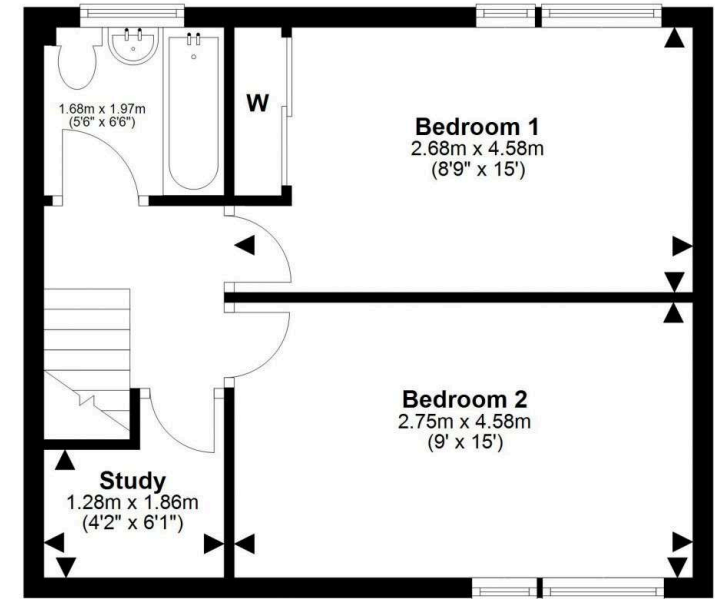
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.