



151 John Street, Penicuik, Midlothian, EH26 8AN



## Welcome

Welcome to 151 John Street, Penicuik - an exceptional opportunity to acquire a spacious two-bedroom terraced home, ideally suited to first-time buyers, professional couples, or young families. Situated in a highly desirable residential area, on a main bus route, within the picturesque Midlothian town of Penicuik, this property enjoys a superb location within easy walking distance of reputable local schools and a comprehensive range of amenities. Maintained well and presented in clean condition throughout, the property occupies an enviable plot with well-kept garden grounds to both the front and rear, and benefits from convenient access to public transport via a nearby bus stop.

- Superb residential location close to all amenities
- Entrance hallway with stairs to the upper level
- Spacious living room with front facing window and wall mount electric fire
- Fitted kitchen with a range of units, ceramic electric hob, oven, extractor, washing machine, fridge freezer, and built-in store cupboards
- Rear hall with garden access and store cupboard
- Upper hallway with loft access
- Main bedroom with front facing window, and built-in storage
- Bedroom two with rear facing window
- Family shower room with electric shower, wc, and sink
- Double glazing and gas central heating
- Private garden grounds to the front and rear





## Penicuik

Penicuik is a vibrant town located in Midlothian, just south of Edinburgh, renowned for its attractive surroundings and comprehensive range of amenities. The area benefits from a selection of local shops, supermarkets, reputable schools, and an array of leisure facilities, making it highly suitable for both families and professionals. Excellent transport connections provide straightforward access to Edinburgh, while the nearby Pentland Hills offer abundant opportunities for outdoor recreation and scenic walks.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliances, white goods or moveable items included in the sale and these are deemed sold as seen. Other items including white goods and furniture may be available by negotiation.

# Get in touch

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

 0131 240 3818

Property Hub:

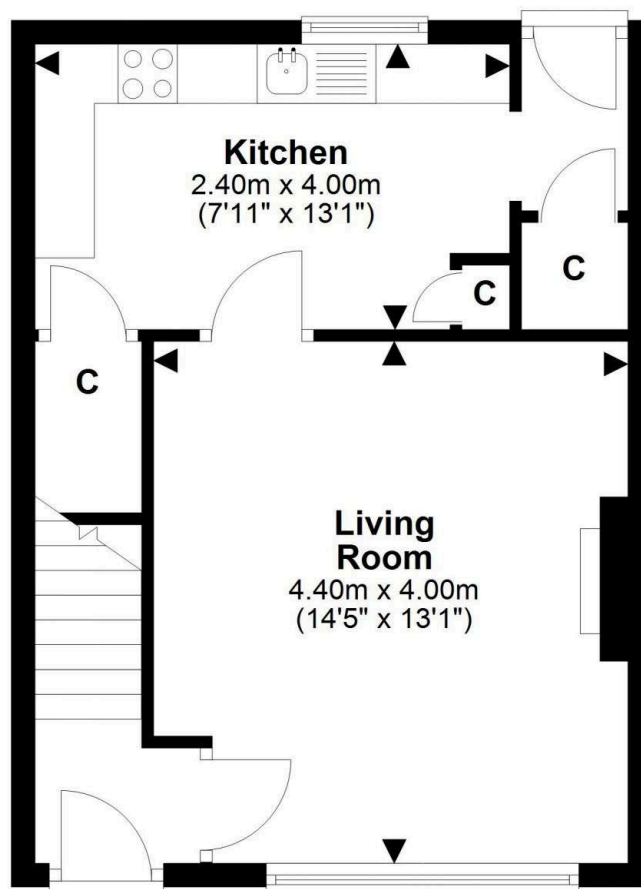
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

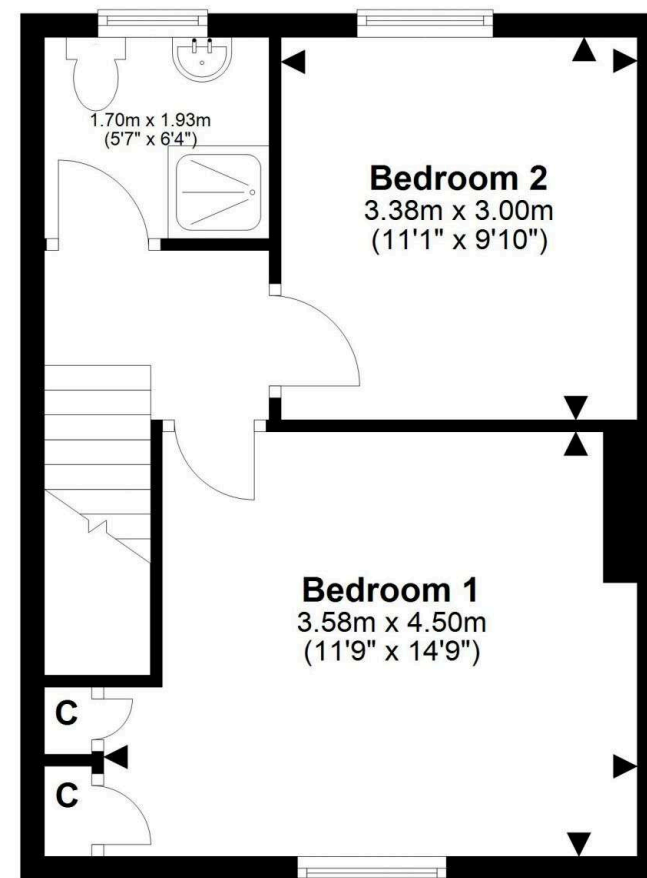
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.