





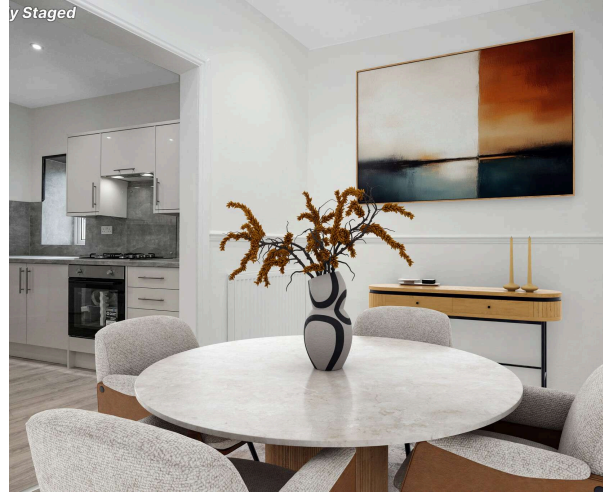
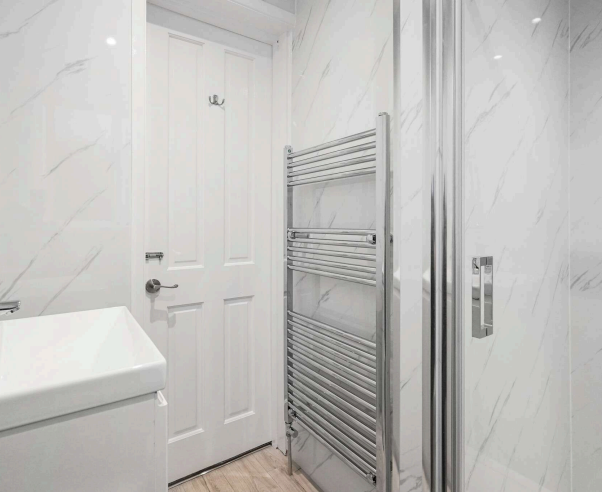
Welcome

Welcome to 20 Croft Street, Penicuik, an immaculately presented and fully refurbished property, an ideal first-time purchase or downsize opportunity for those looking for ground floor living. We are delighted to present to the market this lovely, spacious main front and rear door, traditionally built, two-bedroom ground floor flat. Set in a quiet central residential location, close to the town centre and all its amenities, in the lovely Midlothian town of Penicuik. It is thought this property will make the ideal first-time purchase, investment or downsize opportunity offering a truly turnkey opportunity. Viewing is by appointment and should be made at your earliest convenience.

- Ground floor property with own main front and rear door entry
- Fully refurbished throughout
- Entrance vestibule
- Hallway
- Spacious living and dining room with front facing window, and an Edinburgh press
- Superb newly fitted kitchen with a range of base and wall units, worktops with matching splashbacks, gas hob, oven, and extractor
- Small dining/breakfasting room part open from the kitchen
- Boiler room/store with rear garden access
- Bedroom one with front facing window and built in wardrobes
- Bedroom two with rear facing window
- Lovely newly fitted family shower room with large shower base, wc, sink with vanity unit, and a heated towel radiator
- Gas central heating and double glazing
- Well kept communal rear gardens
- Brick built store, part of a block of others







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 integrated appliances. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen (as appliances are new, manufactures warranty may be available).





Get in touch

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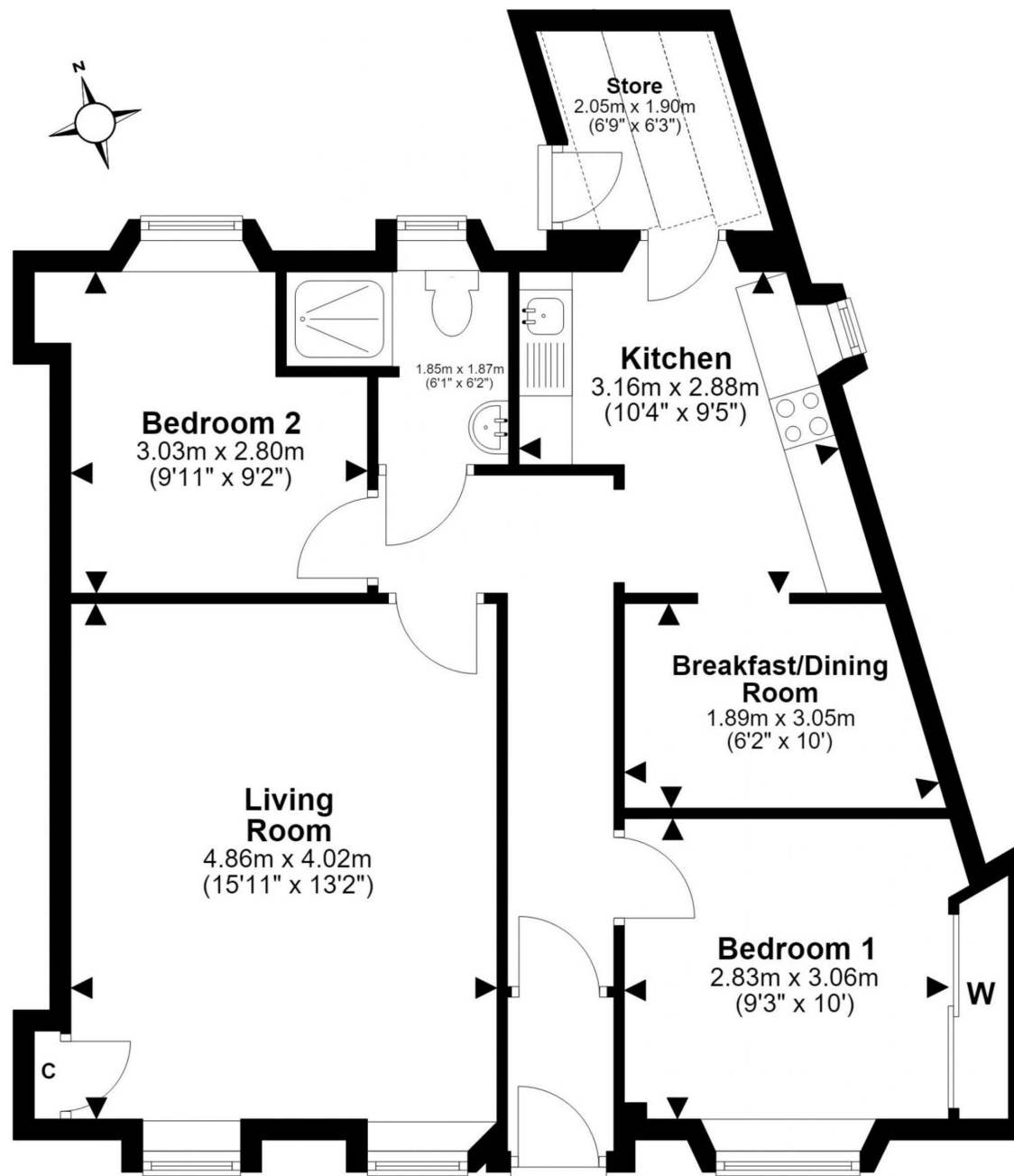
Bruntsfield Office:

103-105 Bruntsfield Place,
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.



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.