McDougall McQueen
solicitors & estate agents

5 Armine Place, Penicuik, Midlothian, EH26 8JP

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Welcome

Welcome to Armine Place, generously proportioned three-bedroom end-terrace property, enjoying a peaceful position within a highly sought-after residential area of Penicuik. This attractive home boasts a bright and airy interior throughout, complemented by an open outlook to the front that enhances the sense of space and light. Externally, the property benefits from gardens to both the front and rear, providing ideal outdoor space for relaxation, family living, and entertaining. A conservatory offers an additional versatile living area, perfect for enjoying the garden views year-round, while ample off-street parking adds further convenience. Overall, this delightful home provides excellent, flexible family accommodation presented in true move-in condition. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Living/dining room
- Fully fitted kitchen
- Conservatory
- Three bedrooms
- Bathroom presented as a shower room
- Partially floored attic with fixed ladder
- Gas central heating
- Double glazing
- Ample off-street parking available

Penicuik

Armine Place, Penicuik is a quiet residential street situated within the historic town of Penicuik, approximately ten miles south of Edinburgh. The area benefits from a peaceful suburban setting while still offering convenient access to the capital via regular bus routes and nearby road links. Surrounded by scenic countryside, including the Pentland Hills Regional Park, residents enjoy a balance of urban convenience and natural beauty. Penicuik itself provides a range of local amenities such as schools, shops, and leisure facilities, making Armine Place an attractive location for families and commuters alike.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

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Get in touch

mcdougallmcqueen.co.uk

property@mcdougallmcqueen.co.uk

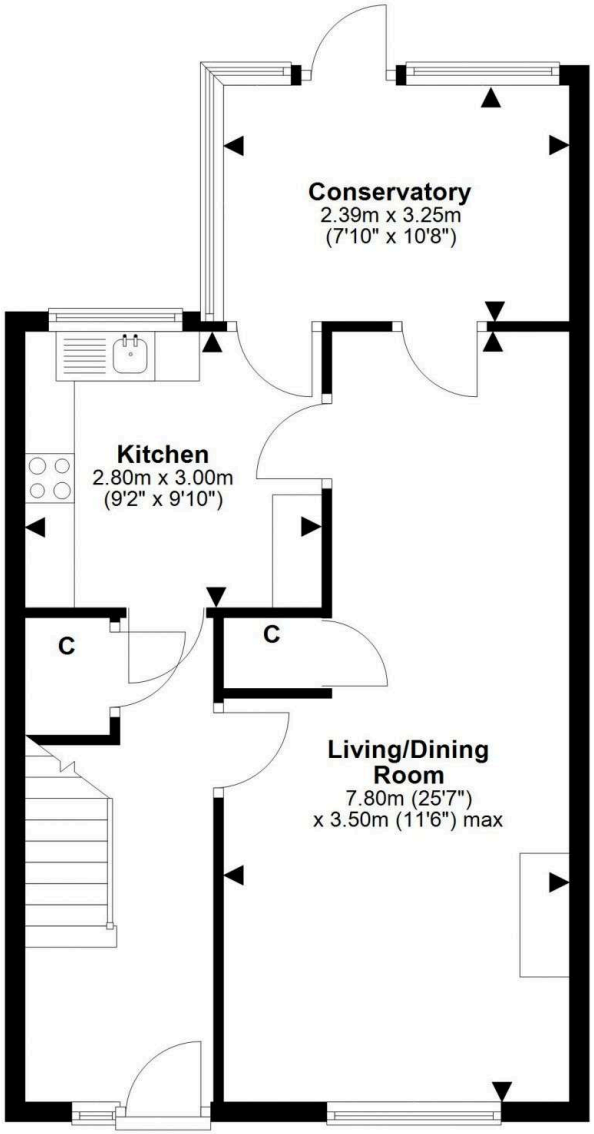
0131 240 3818

Property Hub:
25-27 High Street, Dalkeith
EH22 1JB

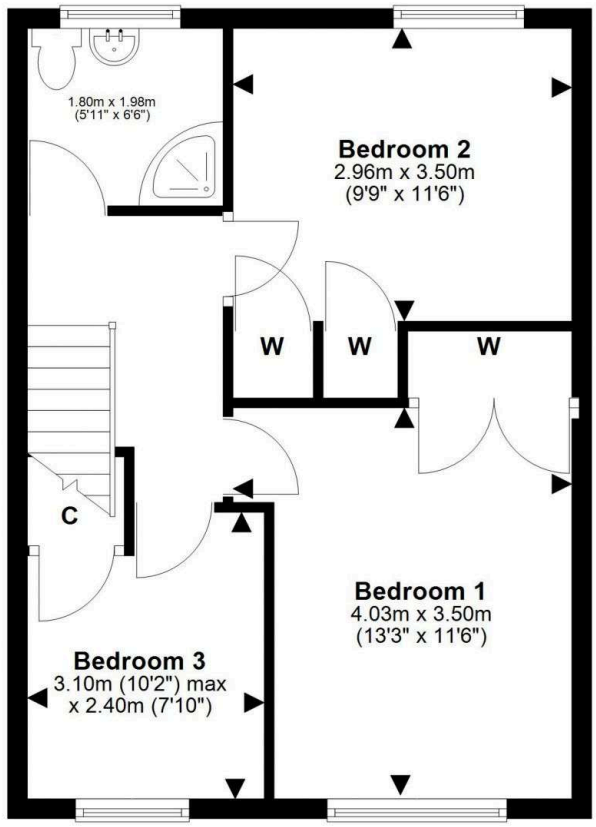
Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

espc 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.



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.