

McDougall McQueen
solicitors & estate agents

57D Carlops Avenue, Penicuik, EH26 0DE

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Welcome

Welcome to 57D Carlops Avenue – a spacious three-bedroom first-floor flat in a popular residential area of Penicuik, ideal for first-time buyers and investors. Requiring modernisation and cosmetic upgrading, the property offers excellent potential to add value. Benefits include double glazing, gas central heating, private and communal gardens, and unrestricted on-street parking. Conveniently located close to local amenities and transport links. Viewing by appointment only.

- Popular residential location close to amenities
- Secure communal entry
- Hallway with walk-in storage cupboard
- Family bathroom with three piece suite and shower attachment
- Spacious living/dining room with access to a veranda overlooking rear gardens
- Fitted kitchen with wall and base units, oven, gas hob and white goods
- Three good sized bedrooms
- Gas central heating and double glazing
- Private rear garden ground and communal gardens
- Unrestricted on-street parking







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, integrated appliances, remaining white goods. No warranty applies to any integrated or freestanding appliances or movable items, which are deemed to be sold as seen.



Get in touch

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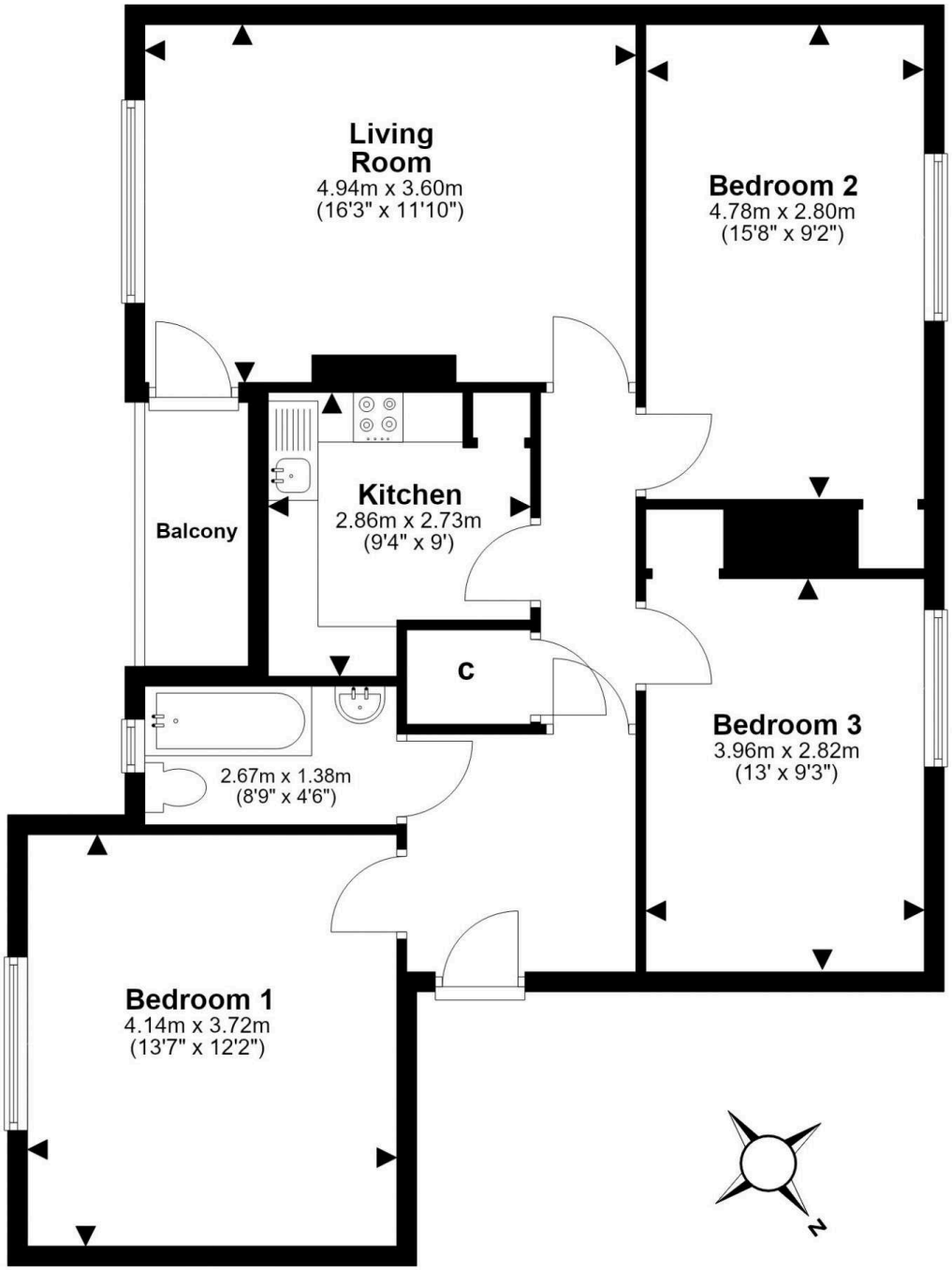
0131 240 3818

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.



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.