



10 Eskmill Road, Penicuik, Midlothian, EH26 8PA

www.mcdougallmcqueen.co.uk



Rarely available to the market McDougall McQueen are delighted to present this substantial three bedroom detached bungalow peacefully set in tranquil setting on the fringes of the popular Midlothian town of Penicuik, close to many local amenities and transport links. The fantastic property offers flexible family sized accommodation arranged over two levels with benefits including a pleasant conservatory, mature private gardens, a driveway, double garage, gas central heating, good storage throughout, along with double glazing. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance porch into welcoming reception hallway.
- Bright and spacious living room with direct access to the conservatory.
- Wonderful family dining kitchen equipped with a good range of wall and base units along with a Rangemaster cooker and American style fridge/freezer to be included in the sale.
- Home office located from the kitchen/diner.
- Conservatory to the rear with good storage facility.
- Master bedroom located on the ground floor with built in storage and en-suite shower room.
- Double bedroom located on the ground floor with ample space for free standing furniture.
- Spacious double bedroom located on the upper level with a dressing room off offering excellent storage.
- Attic storage space.
- Bathroom located on the ground floor comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Private gardens.
- Double garage with light, power and water supply.
- Driveway for multiple vehicles.



Location

Penicuik is a much respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is ski-ing at Hillend. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.

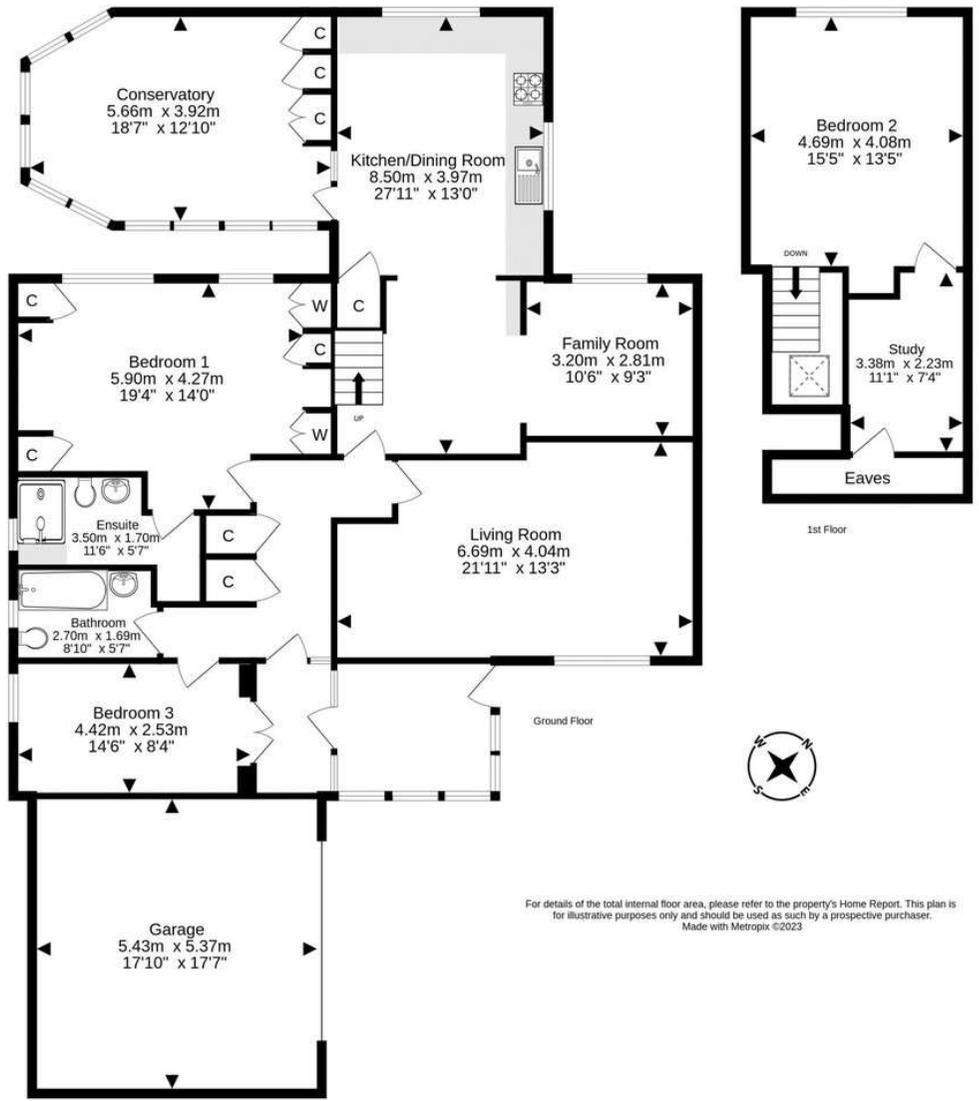
Extras

Included in the sale are: the conservatory furniture and all white goods except the tumble drier.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk

www.mcdougallmcqueen.co.uk

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 appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

