





A hidden gem in the heart of Penicuik. McDougall McQueen are delighted to present to the market this lovely bright and spacious detached period cottage providing very flexible accommodation over two levels. Quietly situated just off Imrie Place in the heart of Penicuik this property is superbly situated to take advantage of all the amenities Penicuik has to offer. This ideal family home is offered in good clean condition throughout having been well maintained by its owners. There are mature private garden grounds surrounding the property with ample on street parking.

- Superb sought-after residential location, close to all amenities.
- Entrance sunroom/conservatory.
- Spacious living and dining room with front facing window, bookcase and storage, gas fire and fire surround.
- Bespoke fitted kitchen with walk-in pantry store, dual aspect windows, a range of units, breakfast bar, electric induction hob cooker, splash back, extractor, fridge and dishwasher.
- Sitting room with front facing window, log burning stove and fireplace.
- Bedroom three (off the sitting room) with front facing window and built-in wardrobes.
- Study with fitted sink and window to the side.
- Family bathroom with three-piece suite, shower over the bath,

- wc and sink.
- Spacious main bedroom with dormer window to the front, side facing window and loft access.
- Bedroom two with Dormer window to the front.
- Nursery/home office or possible further bedroom accessed from bedroom two with Dormer window to the front and eave's storage.
- Gas central heating, and double glazing.
- Lovely mature private garden grounds surrounding the property which are ideal for outside entertaining.
- Brick built outbuilding store, shed and greenhouse.
- Ample on-street parking.



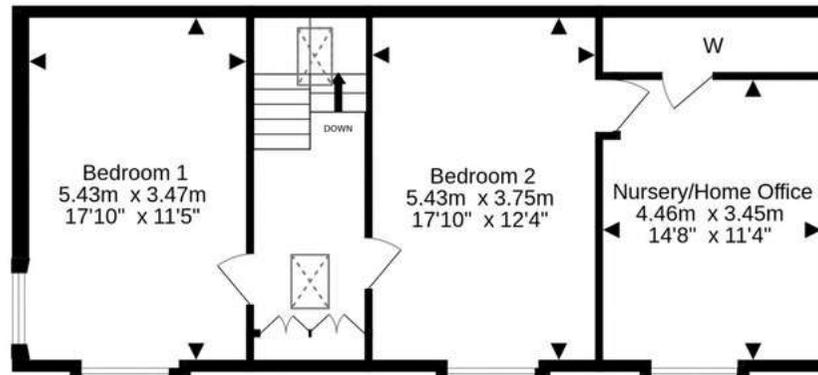
Location

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several 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 skiing at Hillend. 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.

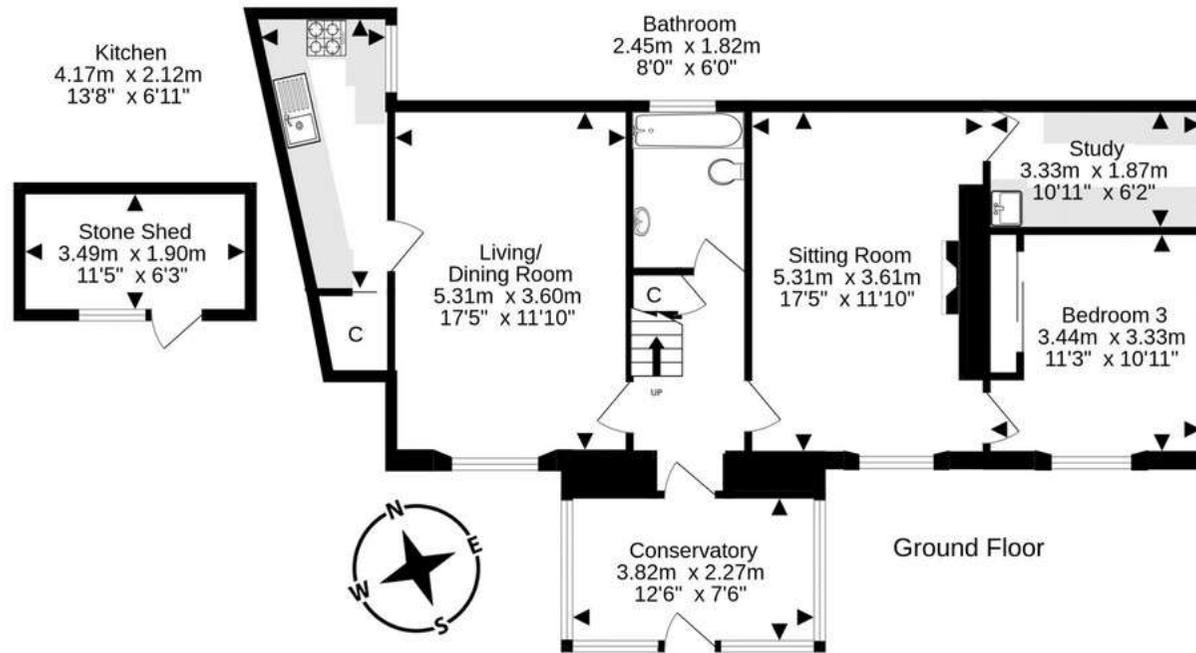
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances, remaining free-standing white goods, garden shed and greenhouse. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items may be included by negotiation.

EPC Band - E



1st Floor



Ground Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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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.

