



2 Ewing Street, Penicuik, Midlothian, EH26 0JY

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Large extended semi-detached property, providing spacious and flexible family accommodation. McDougall McQueen are delighted to present to the market this large, bright, and spacious, four-bedroom extended semi-detached house occupying a prime spot, in a popular and much sought-after residential area in the lovely Midlothian town of Penicuik. Conveniently located and within walking distance of all local schooling and amenities, it is thought this property will make the ideal family home. The property is offered in good clean condition throughout, having been well maintained throughout the years by its current owner and offers very spacious family accommodation over two levels. The property is enhanced with double glazing, electric panel heating, driveway, attached single garage with light and power and private garden grounds to the front and rear.

- Spacious living room with front facing window, under stair store and marble hearth
- Dining room
- Fitted kitchen with a range of units, breakfast bar, electric cooker, dishwasher and washing machine
- Ground floor wc off the rear hall
- Large family/sitting room with windows to the rear and stairs to the main bedroom
- Large main bedroom with rear facing window and a range of fitted wardrobes
- Upper hallway with store cupboard, access to a part floored loft via

- a Ramsey loft ladder
- Bedroom two with window to the front and fitted wardrobes
- Bedroom three with rear facing window and an airing store cupboard
- Bedroom four with window to the front
- Family bathroom with three-piece white suite, electric shower over the bath and shower screen
- Double glazing, electric panel heating, and alarm system
- Driveway and attached garage with light and power
- Lovely garden plot with private garden grounds to the front, and rear, which are ideal for outside entertaining



Location

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.

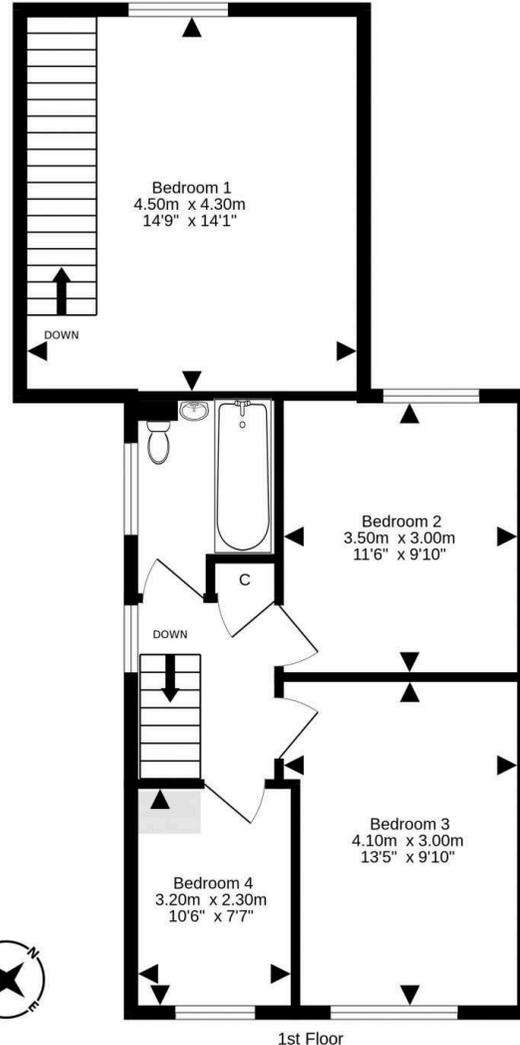
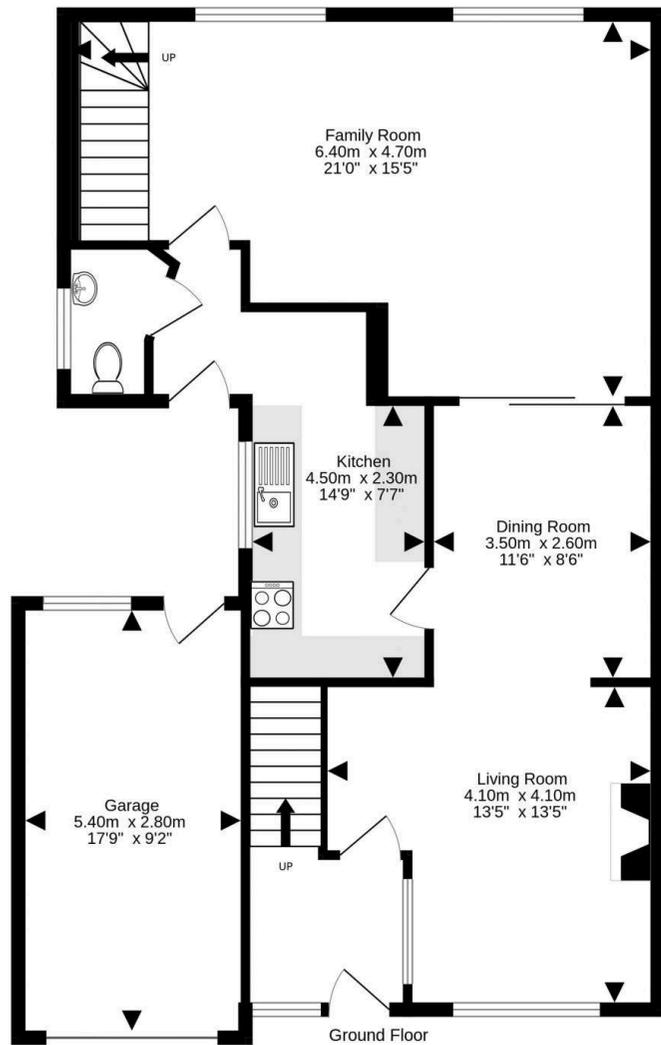
Extras

Included in the sale are. Floor coverings, light fittings, and blinds where fitted. The cooker and appliances are available by negotiation and are subject to offer. 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 available by negotiation.

Price & Viewing

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

EPC Band - E



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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Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntisfield Office: 103-105 Bruntisfield 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.

