



9 Cairnbank Road, Penicuik, Midlothian, EH26 9EB

www.mcdougallmcqueen.co.uk



Superb opportunity for a lovely family home. McDougall McQueen are delighted to present to the market this lovely bright and spacious, extended, two-bedroom, two-bathroom, two public room, semi-detached house, set a prime location, within a much sought-after mature residential estate in the lovely Midlothian town of Penicuik. The properties in this estate are conveniently located and within walking distance of all amenities and the town centre. The property and its location are ideal for families and professional couples alike. The accommodation is offered in good clean condition throughout having been well maintained by its owners. It has private garden grounds to the front, side, and rear with the added advantage of a long driveway with parking for several cars leading to a large garage with light, power and remote up and over door. Viewing is essential but be quick as we are sure this property will be extremely popular.

- Entrance hallway with under stair storage
- Family bathroom with three-piece suite, electric shower over the bath, folding shower screen, wc and sink
- Spacious living room open plan to a dining area with window to the front, gas fire and surround
- Family room/second public room with built-in storage and rear garden access
- Fitted kitchen with a range of base and wall units, small breakfast bar, touch control induction hob, extractor, double oven, integrated fridge freezer and free-standing washing machine
- Upper hallway
- Shower room with wc and sink
- Main bedroom with window to the front, built-in mirrored wardrobes and over stair store cupboard
- Bedroom two with window to the rear with built-in wardrobe, store cupboard, and loft access
- Gas central heating and double glazing
- Private garden grounds to the front, side, and rear which are ideal for outside entertaining, patio with gazebo and a garden room with power
- Monoblock driveway for several cars
- Garage with light, power and remote up and over door



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.

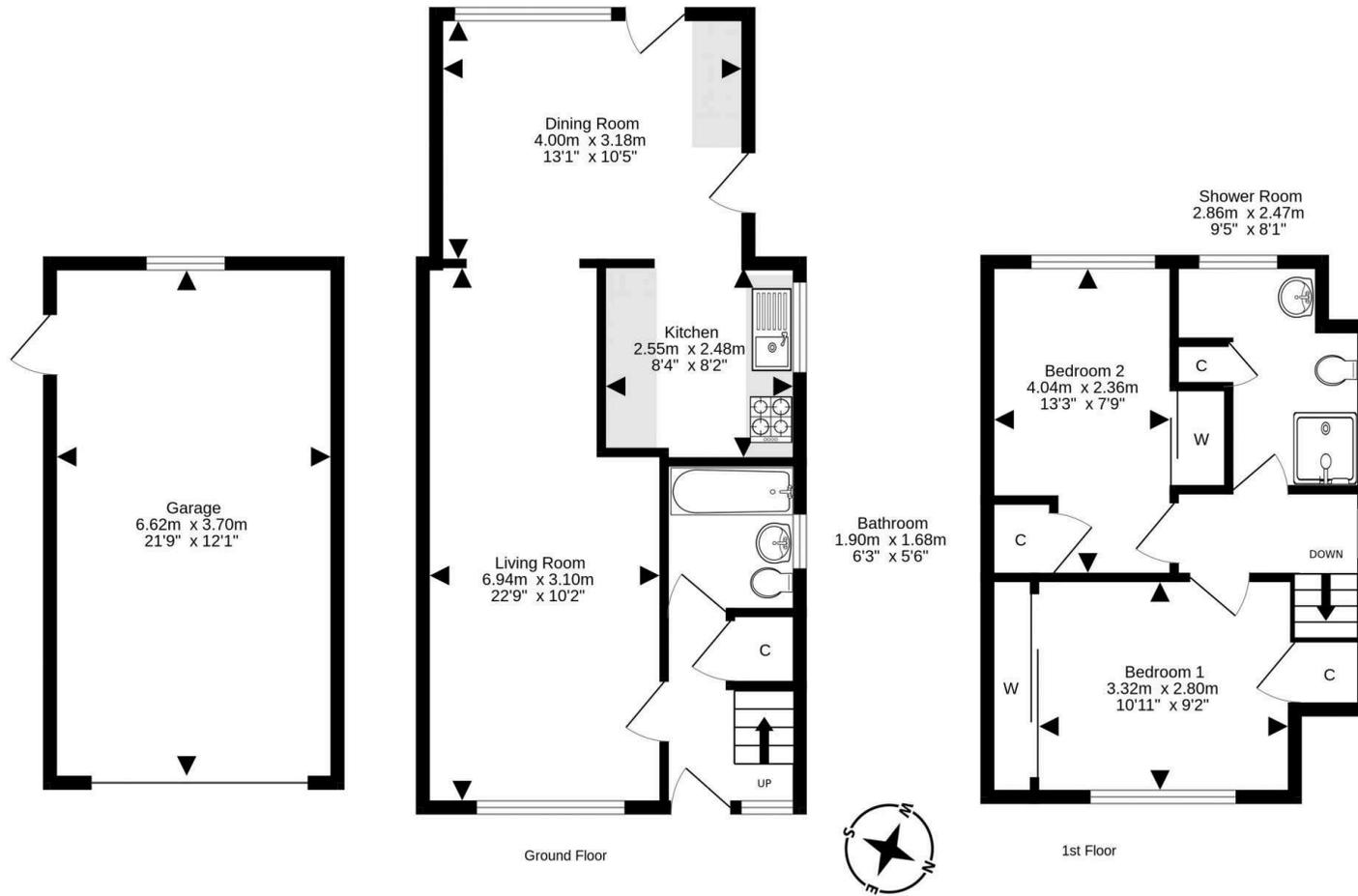
Extras

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



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.

