



44 St. James's Gardens, Penicuik, Midlothian, EH26 9DU

www.mcdougallmcqueen.co.uk



Superbly extended property providing spacious accommodation over two levels, ideal for professional couples and those with growing families. McDougall McQueen are delighted to present to the market this extended three-bedroom semi-detached house, set in a much sought-after mature development near the centre of the lovely Midlothian town of Penicuik. Superbly located this property is within walking distance of all local amenities and will make an ideal family home. The accommodation is offered to the market in good clean condition throughout having been well maintained and improved over the years by its owners. There are good sized mature private garden grounds to the front and rear which are ideal for outside entertaining. A driveway provides off-street parking and access to an attached single garage with both light and power

- Superb sought-after rarely available residential location
- Hallway with stairs to the upper level and under stair store
- Living room with front facing bay style window, electric fire, and feature fire surround
- Spacious semi open plan dining/family room area with patio doors to the rear
- Fitted kitchen with a range of base and wall units, gas hob, extractor, oven, integrated fridge freezer, and remaining free-standing white goods
- Dwarf wall garden room with wet room access
- Ground floor wet room with wc, sink and walk-in shower
- Main bedroom with bay style window to the front and store cupboard
- Bedroom two with rear facing window, store cupboard and fitted wardrobes
- Bedroom three with window to the front and over stair storage
- Family bathroom with three-piece white suite, shower over the bath, wc, sink, towel radiator and small store cupboard
- Gas central heating, double glazing, and solar panels
- Mature private gardens with open wooded outlook to the rear providing a lovely quiet space for relaxation
- Driveway for off street parking leading to an attached garage



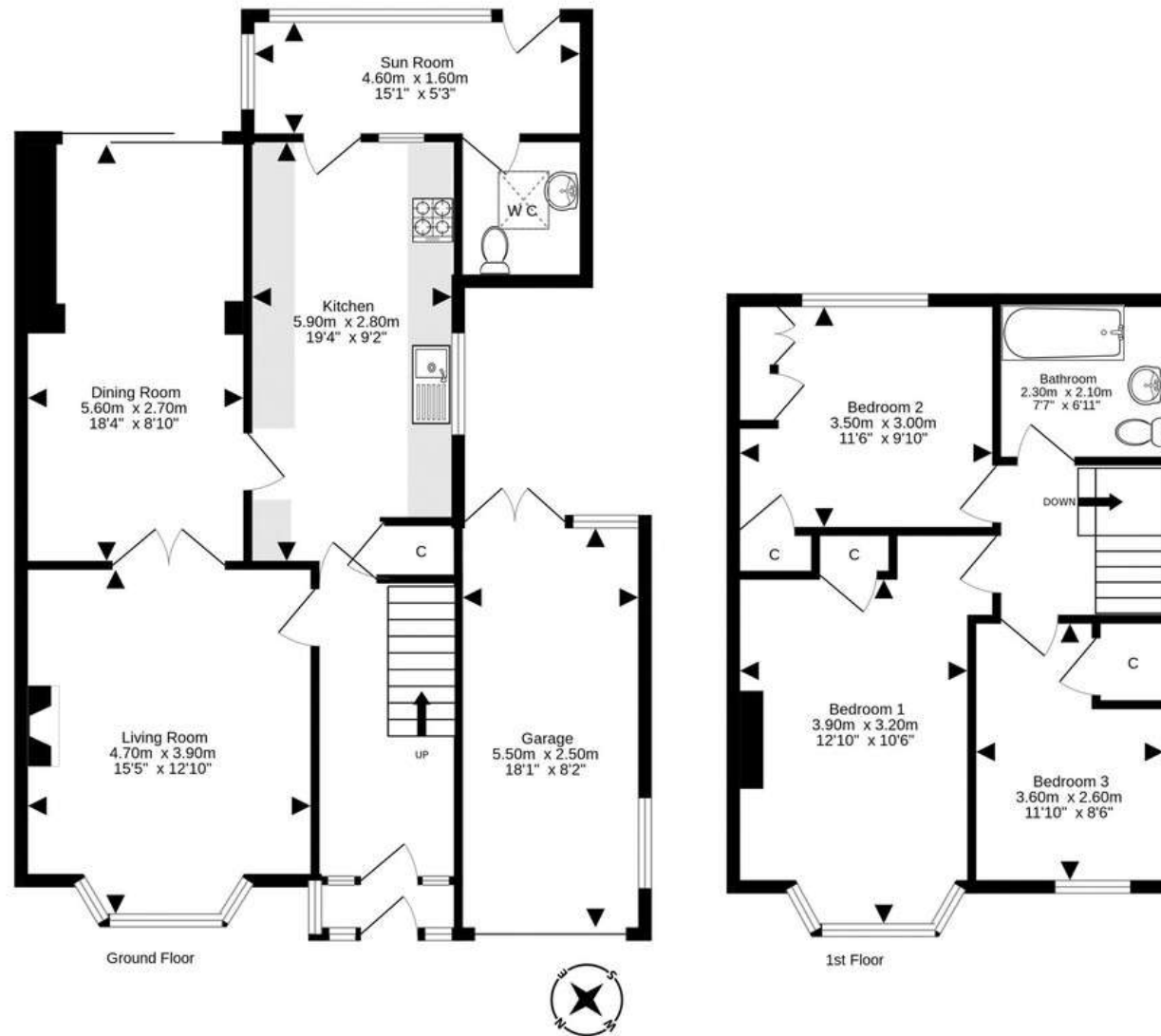
Location

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 ski-ing 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, and remaining free-standing 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.

EPC Band - C



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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.

