

# 23 Lawrie Drive

PENICUIK, MIDLOTHIAN, EH26 0HQ



*SPACIOUS TWO BEDROOM  
SEMI DETACHED HOUSE IN PENICUIK*



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McEwan Fraser Legal is delighted to present this spacious two bedroom semi detached family home in Midlothian's popular town of Penicuik.

Inside, the property comprises of a spacious living area which overlooks the front garden and is flooded with natural light from the large window. The living space really offers various options for furniture configurations. The fully equipped kitchen providing access to the private rear garden the kitchen is modern and fitted with fan oven, hob, and free-standing white goods.

The house boasts two generous bedrooms of which, both are double and the master bedroom has a built in wardrobe. The three piece bathroom has a shower fitted over the bath with a mains pressure shower.

In addition to this, the property includes private front and rear gardens, off-street parking (driveway), double glazed windows and gas central heating, making for a warm and cost effective home, year round.

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**Bedroom 1**



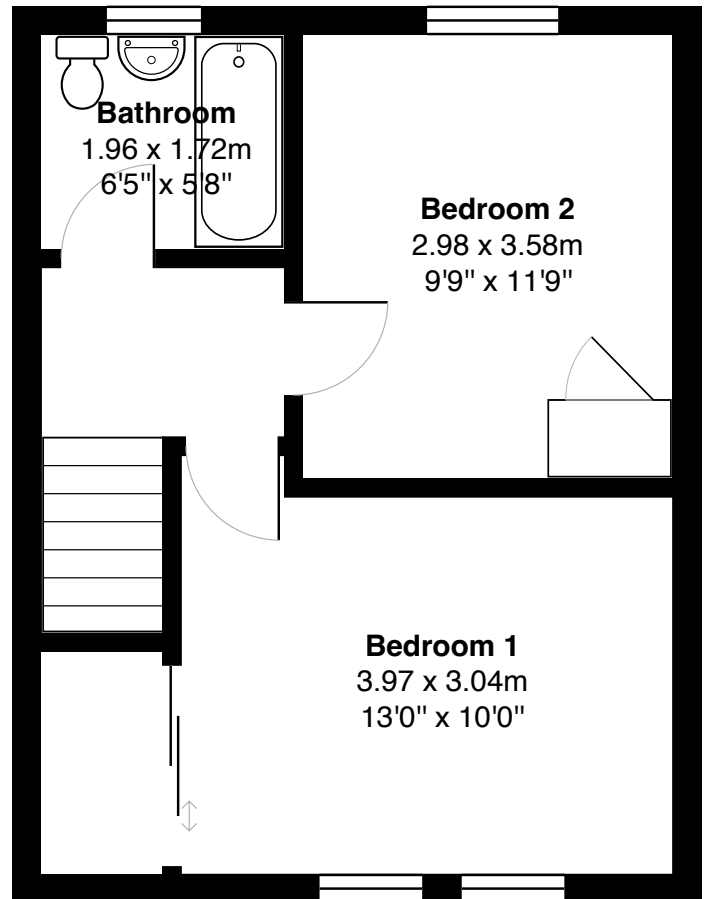
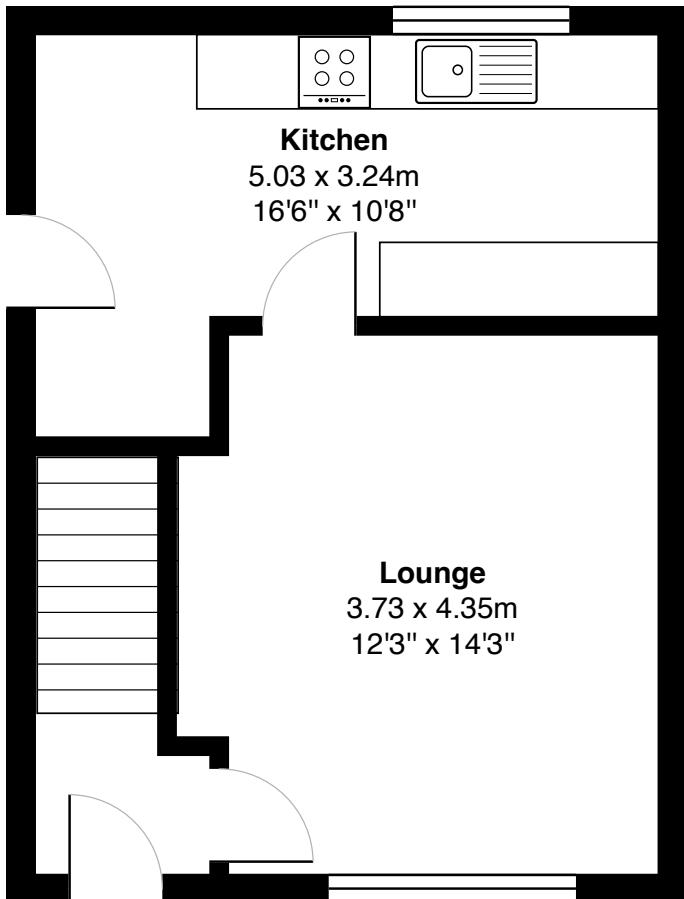


**Bedroom 2**









Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup>

EPC Rating: C





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Penicuik is a thriving township lying to the southwest of the City, nine or ten miles from Edinburgh's City Centre, close to the Pentland Hills. It is an attractive little town completely surrounded by open countryside, which extends from here right into the borders. Being a self-contained, independent township, Penicuik is well served with every possible shopping facility, service and amenity. Much of the town centre is pedestrianised, making shopping both pleasant and entirely safe. Apart from the extensive variety of small shopping facilities, there is a branch of Lidl and a Tesco Superstore. Slightly further afield, a ten minute drive takes you to Straiton Retail Park where you will find a selection of shops including Asda, IKEA, Costco, Sainsburys and Marks & Spencers. The town centre provides a wide choice of building society, banking, post office services and a health centre.

Throughout Penicuik are a number of Primary and Secondary schools of both denominations. Just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with Library and swimming pool. Only ten minutes away lies the Edinburgh City bypass, which gives access to all main routes, whilst Penicuik itself is on the main road to Peebles and all points south, and just off the road directly to Carlisle, which also gives easy access to Clyde Valley and the City of Glasgow.

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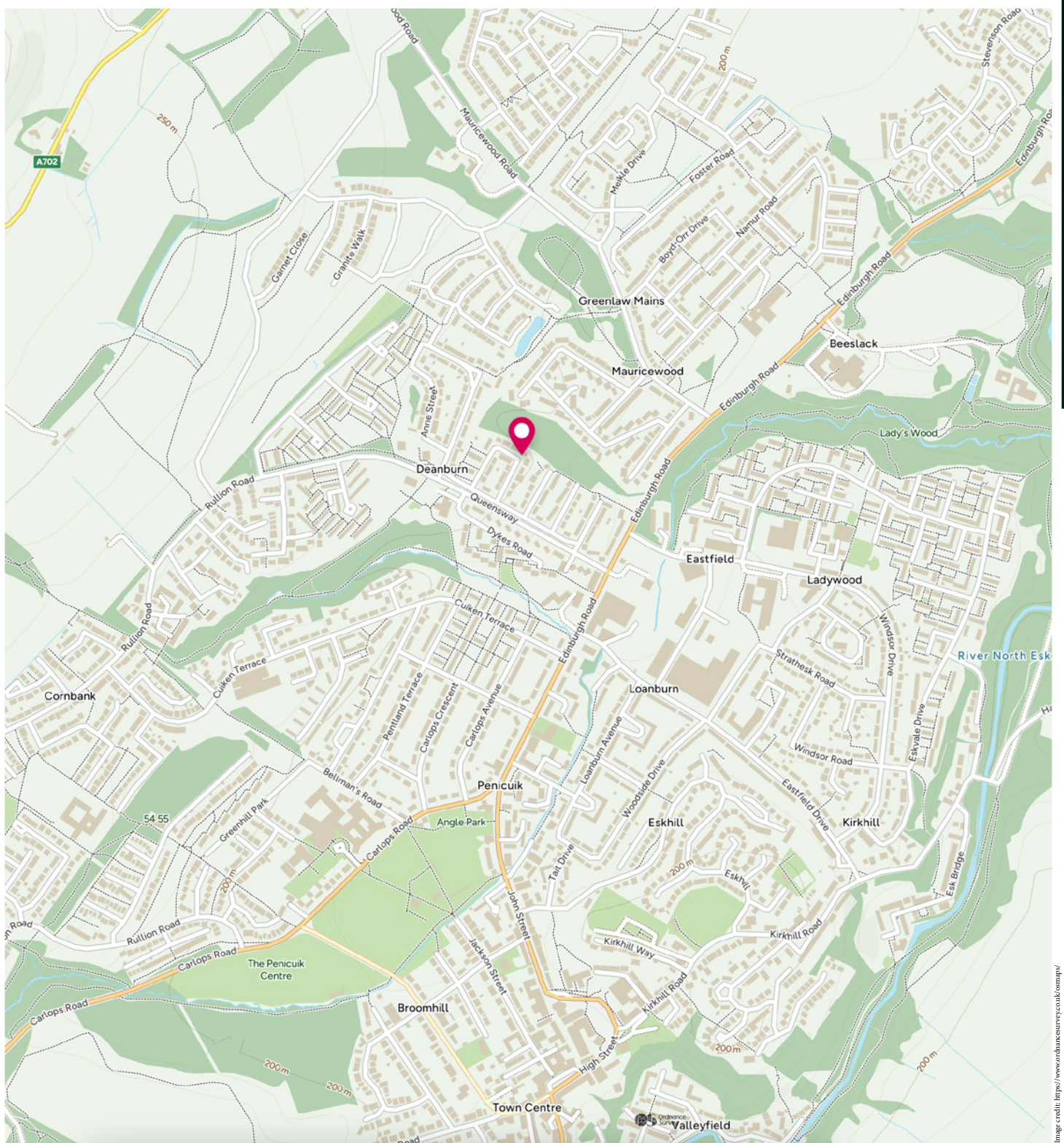


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