

# The Stables

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MAURICEWOOD ROAD, PENICUIK, MIDLOTHIAN, EH26 0NH

McEwan Fraser is delighted to present this attractive family home, offering open-plan living spaces, generous bedroom accommodation, contemporary bath and shower rooms throughout, a mature south-facing garden with a newly laid patio, and a large driveway with a double garage.

The Stables is a wonderful family home, with the original part of the building dating back to 1897 when it served as the stable block to the adjacent Mauricewood House. The property offers spacious accommodation over two floors and is perfectly suited to modern family living, combining flexible open-plan entertaining areas with well-proportioned bedrooms. The home has also benefited from a number of recent upgrades, including the replacement of the majority of the windows with triple glazing, the installation of a stunning herringbone-style floor throughout the main living areas, and the upgrading of the balcony from the sitting room with modern composite decking materials.





Kitchen/Dining Room



The accommodation is focused on a stunning family kitchen. Three separate rooms have been transformed into an impressive contemporary living space overlooking the garden. The kitchen is positioned centrally within the space and features a large island, a dining area, traditionally styled units, and Silestone worktops. Integrated appliances include an Everhot range with three ovens, hot plate and induction hob, an AEG dishwasher and wine fridge, and a Samsung American-style fridge freezer.





Bi-fold doors connect the kitchen to the conservatory, which in turn features French doors opening directly onto the patio and garden, creating an ideal flow for indoor and outdoor living. The herringbone flooring adds a stylish and cohesive finish to these impressive living spaces.



A welcoming central hallway provides access to the principal ground-floor accommodation, while the staircase rises to the first floor. From here there is access to the utility room, cloakroom, and principal bedroom suite. The utility room offers additional storage, space for a washing machine, direct access to the garden, and houses the boiler, which is approximately two years old. The cloakroom is finished with elegant panelled walls, a WC, and a wash hand basin.



The principal bedroom is a particularly impressive retreat, featuring French doors opening onto the garden with plantation-style shutters, a separate dressing area with extensive storage, and a spacious en suite shower room with underfloor heating.





On the first floor, the formal sitting room enjoys elevated views across the garden. This inviting space features an open fire, fitted bookshelves, and access to the recently upgraded balcony, now finished in modern composite materials for durability and low maintenance. There are three further double bedrooms on this level, all with built-in wardrobes and individual outlooks over the gardens and countryside, with one bedroom also benefiting from an en suite shower room. A generous family bathroom completes the first-floor accommodation.





## Upper Bedrooms, En-Suite & Bathroom





Externally, The Stables is approached via a substantial gravel driveway providing parking for several vehicles and access to the double garage. To the south side of the property is a beautifully maintained lawned garden with an extensive wraparound terrace, perfectly designed for outdoor dining and entertaining. The garden is ideal for families and is securely enclosed by timber fencing.

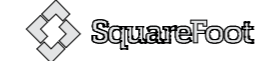
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Mauricewood, EH26 0NH**

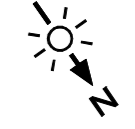
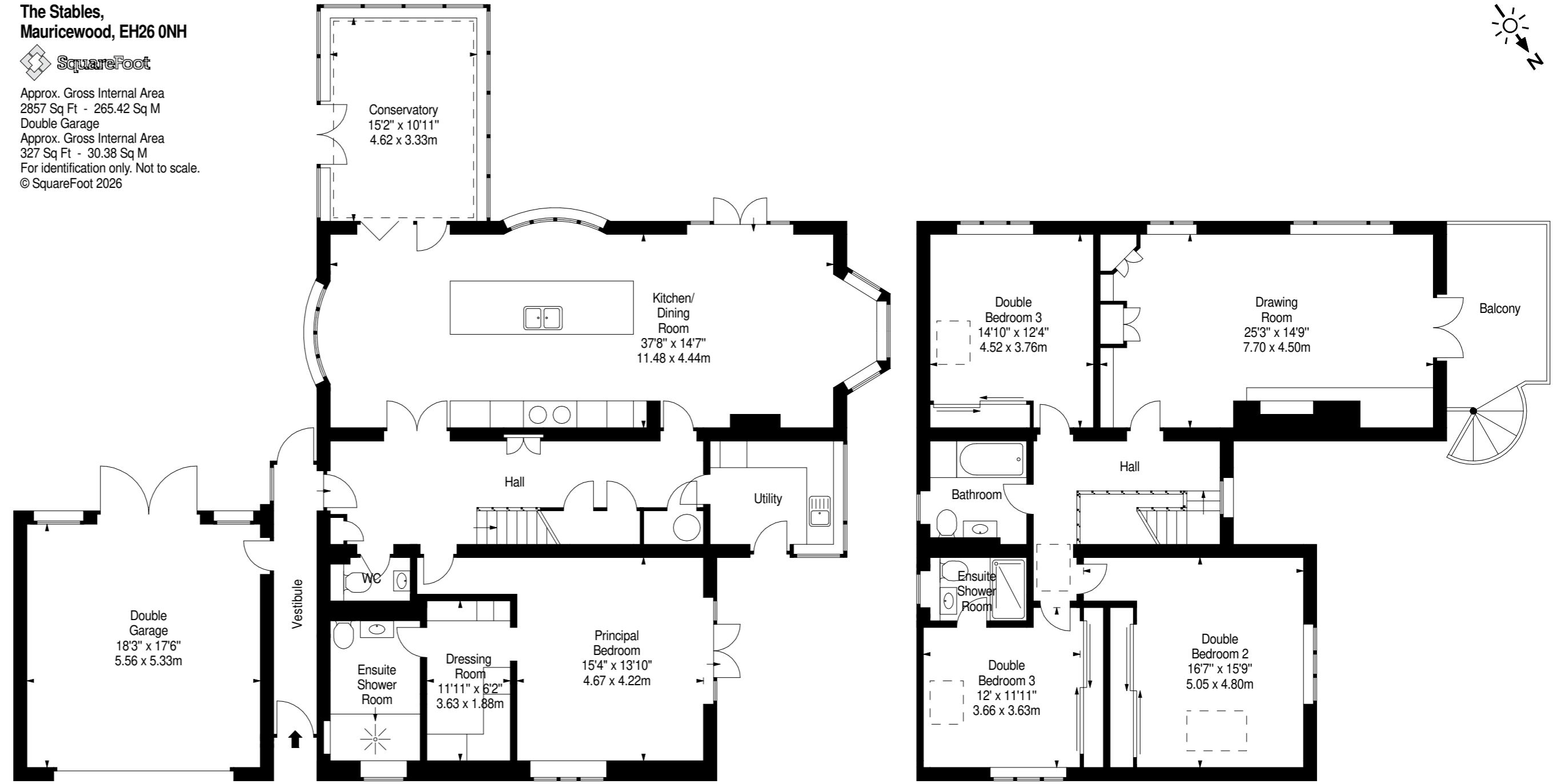


Approx. Gross Internal Area  
2857 Sq Ft - 265.42 Sq M

Double Garage

Approx. Gross Internal Area  
327 Sq Ft - 30.38 Sq M

For identification only. Not to scale.  
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Located on the edge of the historic town of Penicuik, The Stables enjoys a peaceful setting at the foot of the Pentland Hills, while remaining exceptionally well connected to Edinburgh and the surrounding area. The property offers a wonderfully rural feel with an abundance of outdoor pursuits right on the doorstep, yet everyday amenities, excellent schooling and commuter links are all within easy reach.

Penicuik is a thriving and well-established Midlothian town with a strong sense of community and an excellent range of local services. The town centre, less than two miles away, provides a wide selection of shops, supermarkets, cafés, restaurants and leisure amenities, including a leisure centre, library and a number of local sports clubs. There are also well-regarded primary and secondary schools nearby, making the area particularly appealing for families.

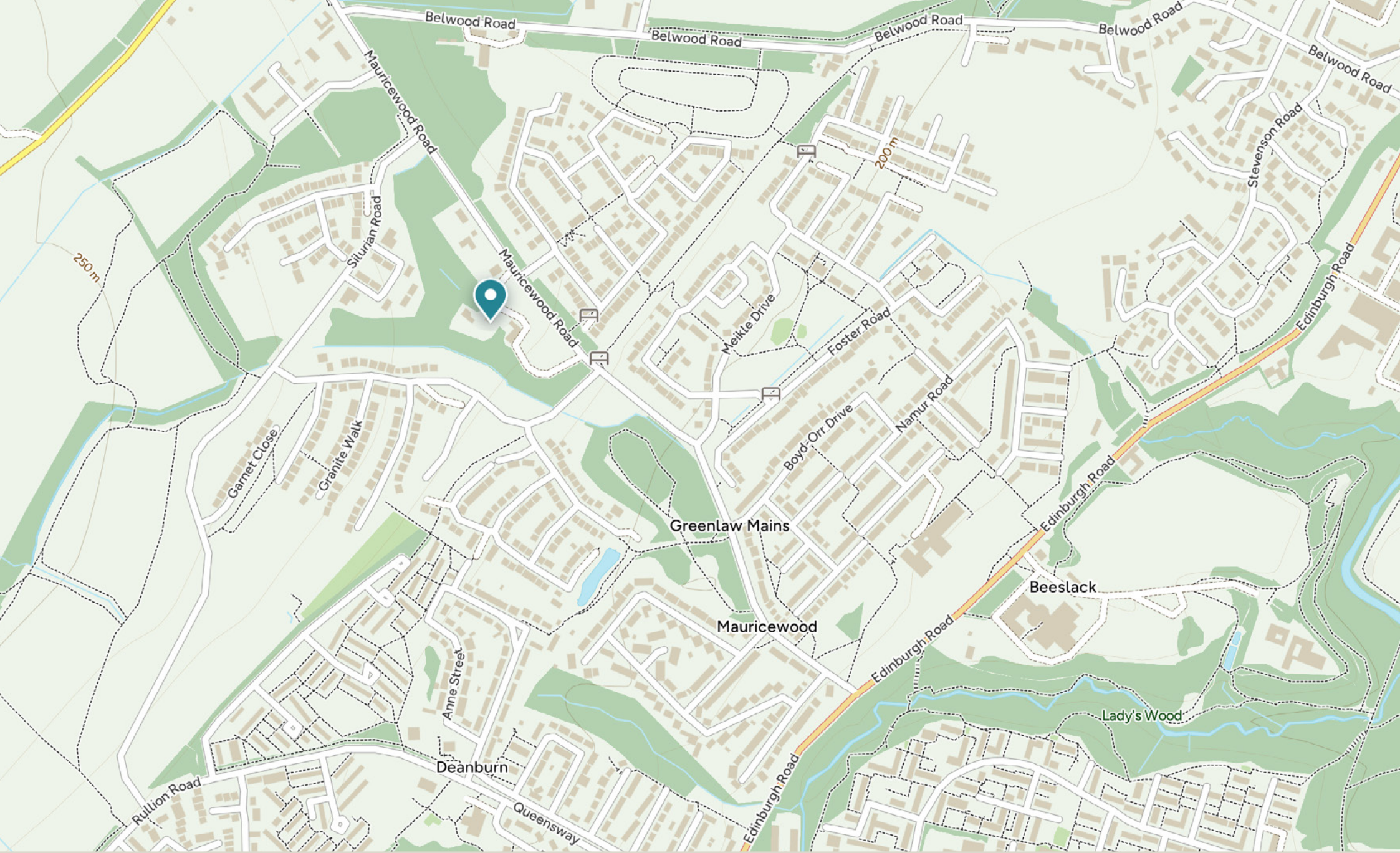
The surrounding area offers exceptional opportunities for outdoor recreation. The nearby Pentland Hills Regional Park is renowned for its scenic walking, hill running, mountain biking and riding routes, while local golf courses include Glencorse Golf Club and Broomieknowe Golf Club. The area is also well placed for access to the Midlothian Snowsports Centre at Hillend, one of Europe's longest dry ski slopes, as well as a variety of country parks, reservoirs and woodland walks.



Further amenities can be found in nearby Roslin and Straiton. Straiton Retail Park offers an extensive range of high street retailers, supermarkets and family dining options, including major stores such as Costco, IKEA and several large supermarkets. Additional shopping, cultural and recreational facilities are available in Edinburgh, one of the UK's most vibrant and historic cities, renowned for its restaurants, galleries, theatres and festivals.

The property is also particularly well positioned for access to many of Edinburgh's highly regarded independent schools, including George Watson's College, Merchiston Castle School, George Heriot's School, ESMS and St George's School for Girls, all of which are readily accessible.

Despite its idyllic surroundings, The Stables is exceptionally convenient for commuting. Edinburgh city centre is approximately nine miles away, while the Edinburgh City Bypass (A720) is just over four miles to the north, providing swift access to the east, west and south of the city, as well as Edinburgh Airport and the wider motorway network. The nearby A702 and A701 also provide convenient links south towards the Borders and the M74. Regular bus services from Penicuik and surrounding villages also offer straightforward access into Edinburgh and neighbouring towns.



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