

# 29 Lawers Square

PENICUIK, MIDLOTHIAN, EH26 8JS



*Attractive mid-terraced home in popular Penicuik with two double bedrooms, a box room, bright dual-aspect living and dining room, and gardens to the front and rear*



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McEwan Fraser is delighted to present this mid-terraced house, which is presented to the market in good condition. The property has two double bedrooms, a box room/study, a spacious living and dining room, a well-proportioned kitchen, a modern bathroom, and front and rear gardens. It also boasts gas central heating and double glazing. The house requires a degree of cosmetic upgrading and represents an excellent opportunity for a buyer keen to make their own mark on their new home.

# THE LIVING/DINING ROOM



The accommodation is focused on the spacious living room, which is dual-aspect and naturally bright. The living room has plenty of space for a large suite and a formal dining table, and the new owner will have plenty of flexibility to create their ideal entertaining space.

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# THE KITCHEN



The kitchen is accessed from the living room and includes a generous range of quality base and wall-mounted units. There is a mixture of integrated and free-standing appliances.





Climbing the stairs, the first-floor landing gives access to both bedrooms, the study, and the bathroom. Bedroom one is a bright and attractive bedroom that overlooks the front garden. There is integrated storage and plenty of space for free-standing furniture. The second double bedroom overlooks the rear garden and also has integrated storage. The box room is the perfect place for a home office or nursery. Currently, it is fitted with a custom frame and mattress (brand new), which can stay with the property if needed. The accommodation is completed by the shower room, which has wet walls and a large mains shower.

## THE SHOWER ROOM



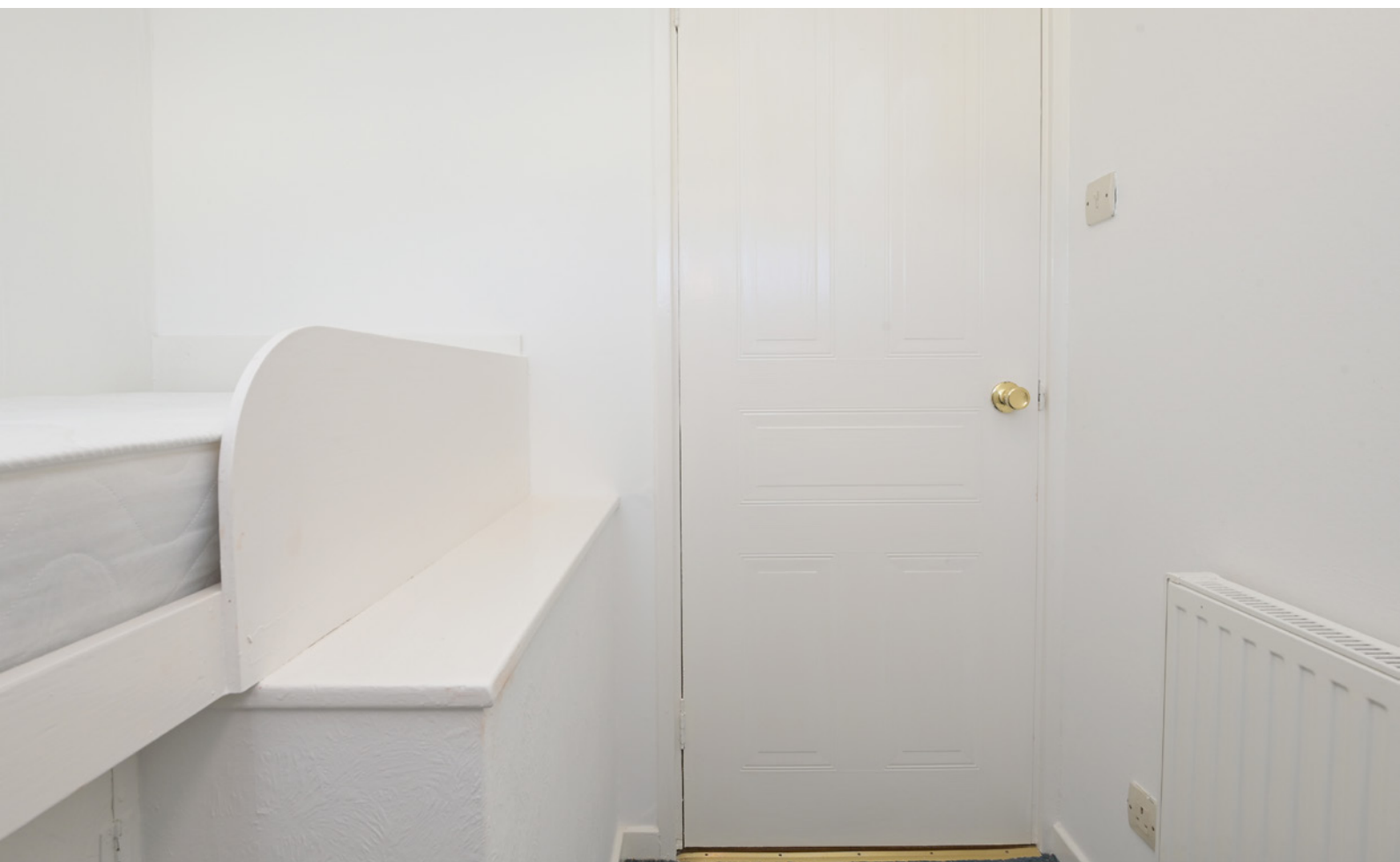
# BEDROOM 1



# BEDROOM 2



# THE BOX ROOM

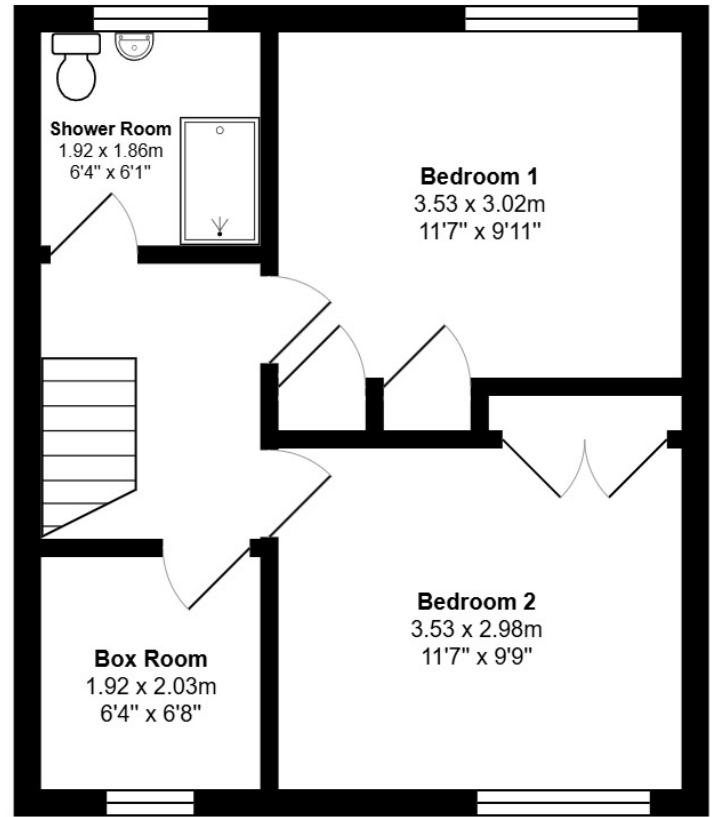
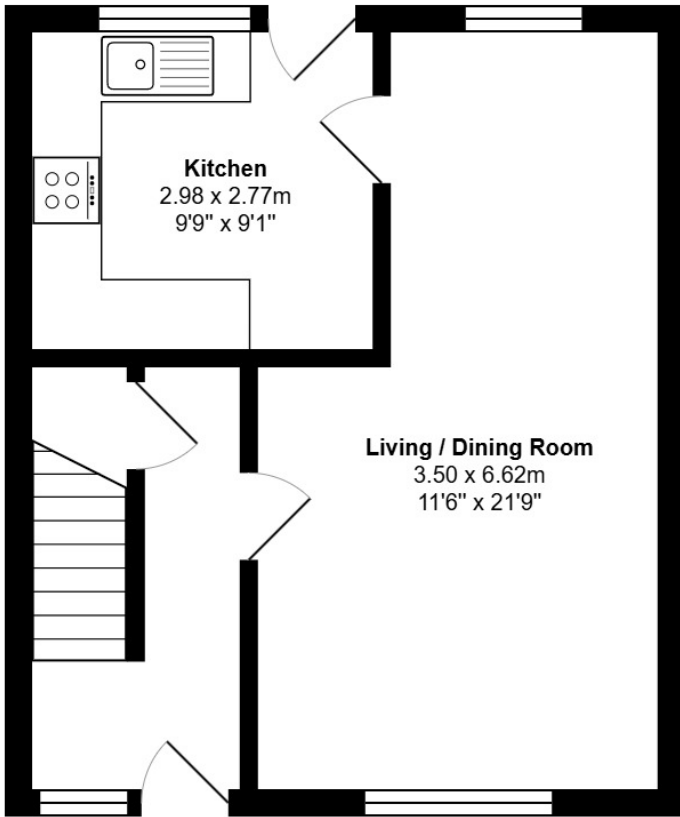


There is a low-maintenance front garden and an enclosed rear garden largely laid to lawn.

# EXTERNALS

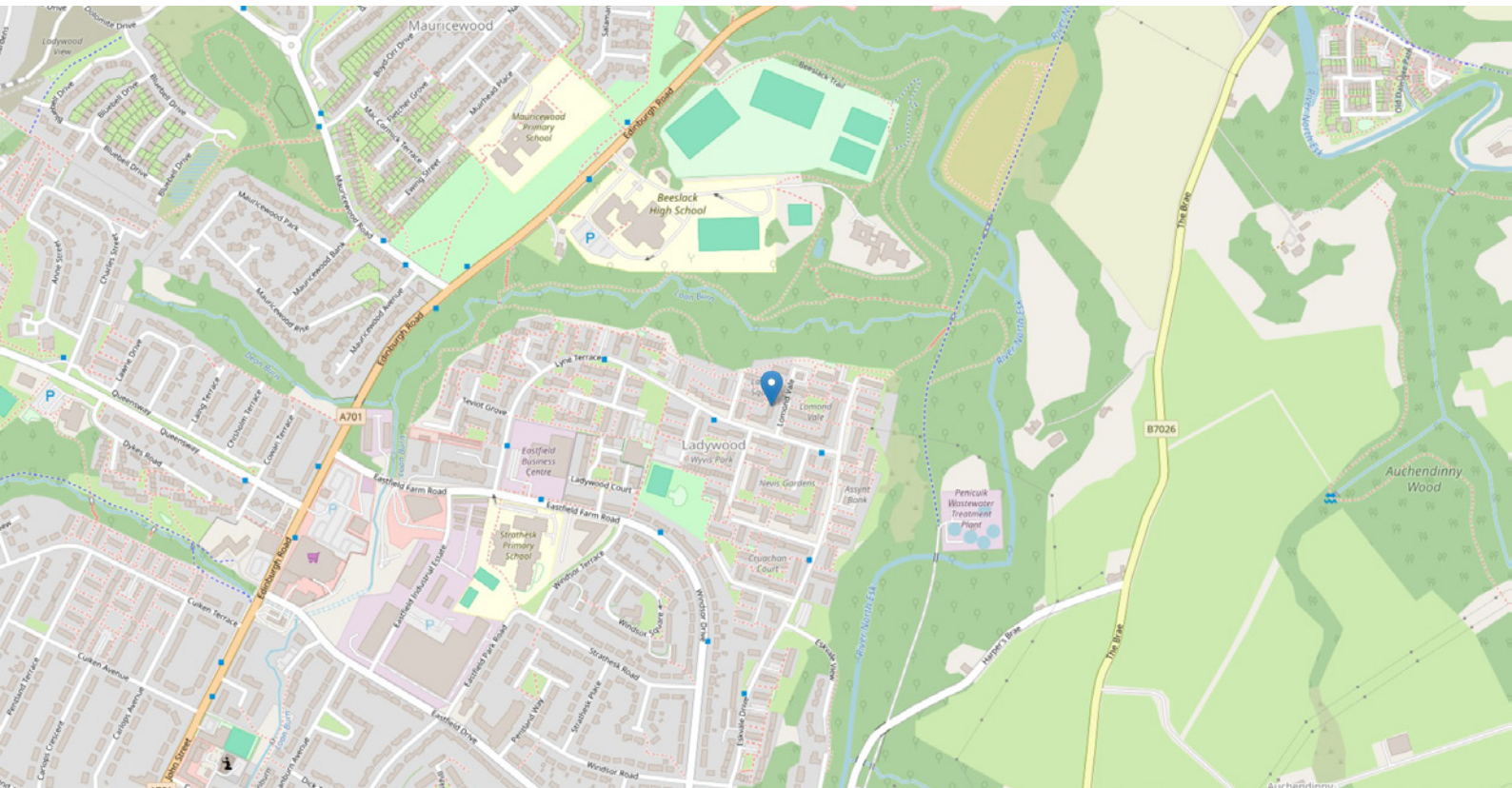


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup> | EPC Rating: E



# THE LOCATION

Lawers Square forms part of an established residential area within the popular Midlothian town of Penicuik, situated approximately seven miles south of Edinburgh. The town offers a convenient balance of suburban living with easy access to the capital, making it popular with commuters and families alike. Penicuik benefits from good transport links, with regular bus services providing direct connections to Edinburgh and surrounding Midlothian towns and villages. The nearby A701 provides straightforward access to the Edinburgh City Bypass, linking to the wider motorway network and facilitating travel across the region and to Edinburgh Airport.





A range of everyday amenities can be found within easy reach in Penicuik town centre, including the Penicuik Shopping Centre on John Street, which hosts a selection of national retailers and convenience outlets alongside independent shops and cafés. Larger supermarkets and additional services are also located nearby, providing convenient day-to-day shopping options. A ten-minute drive takes you to Straiton Retail Park, where you will find a selection of shops including Asda, IKEA, Costco, Sainsbury's, and Marks and Spencer.

For leisure and recreation, the area benefits from excellent access to open countryside and outdoor pursuits, with the nearby Pentland Hills offering scenic walking, cycling and nature trails. Within the town itself, residents can also enjoy a variety of local parks, leisure facilities and community amenities, contributing to a well-balanced lifestyle.

Overall, Lawers Square enjoys a convenient and well-connected setting within Penicuik, combining local amenities, strong transport links and access to attractive outdoor spaces while remaining within easy commuting distance of Edinburgh.



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