


McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

4 Mauricewood Grove

PENICUIK, MIDLOTHIAN, EH26 0BN

LOCATION-PENICUIK

MIDLOTHIAN, EH26 0BN

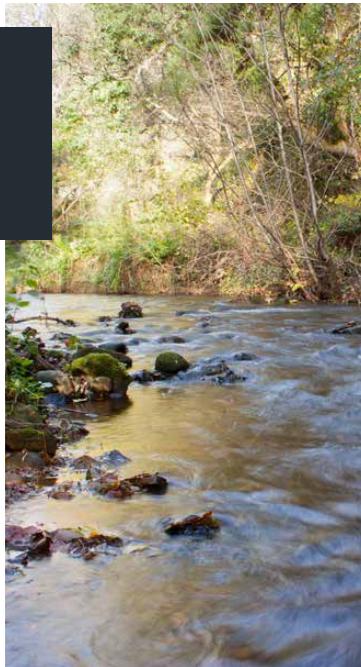
For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the south-west of the city, approximately ten miles from Edinburgh's city centre and close to the Pentland Hills. It is an attractive little town completely surrounded by open countryside, which extends right into the borders. In terms of travelling time, Princes Street to Penicuik is generally a twenty-five to thirty-minute drive, except at the busy times.

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. 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 & Spencers.

The town centre provides a wide choice of building societies, banking, Post Office services and a health centre, which provides very comprehensive services, including those of a dentist.

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 a library and swimming pool.

For those whose jobs require them to travel throughout Scotland, Penicuik is an excellent position. 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.



4 MAURICEWOOD GROVE

PENICUIK, MIDLOTHIAN, EH26 0BN

An excellent opportunity has arisen to acquire this highly desirable four bedroom, Detached bungalow, making for an ideal family home. Well located in a quiet and friendly estate within the popular Midlothian town of Penicuik. Mauricewood Primary School and Beeslack High School are just a short walk away. Viewing of this property is highly recommended.

Internally the accommodation is in excellent decorative order, benefiting from recent modernisation works, while briefly consisting of a spacious entrance hallway with ample storage cupboards, a bright and spacious lounge which has the bonus of a feature log burning fire, a kitchen fitted with plenty wall and base units as well as appliances and dining area which via patio

doors allows access to the rear garden and modern decking area. There are also four bedrooms and a modern family bathroom with white suite.

This property also benefits from gas central heating and full double glazing. Private gardens grounds surround the property and are enclosed by fencing. A single garage (with power and light) and driveway allow for secure off-street parking for three cars, as well as more than adequate on-street parking to accommodate for visitors.

There is a partially floored attic which is accessed by a Ramsay ladder. The attic provides extensive additional storage space. A log store and garden shed are included in the sale.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 3.80m (12'6")
Kitchen/Diner	5.28m (17'4") x 4.26m (14')
Bedroom 1	3.78m (12'5") x 3.62m (11'11")
Bedroom 2	3.62m (11'11") x 3.31m (10'10")
Bedroom 3	3.30m (10'10") x 2.40m (7'10")
Bedroom 4	2.54m (8'4") x 2.32m (7'7")
Bathroom	2.24m (7'4") x 1.93m (6'4")

Gross internal floor area (m²): 101m²

EPC Rating: D

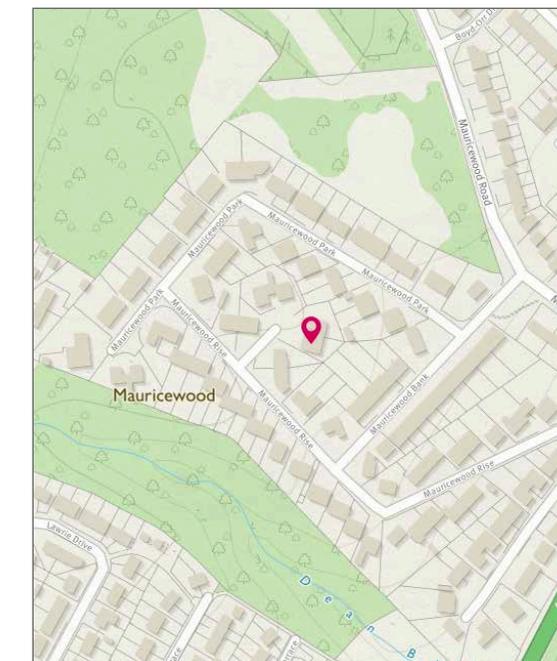


Image credit: <https://www.dominicssurvey.co.uk/gallery/>




McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
BEN STEWART CLARK
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ALLY CLARK
Designer