




McEwan Fraser Legal

Solicitors & Estate Agents

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PENICUIK, MIDLOTHIAN, EH26 0BU



PENICUIK

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. 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, 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.



THE PROPERTY

McEwan Fraser Legal are delighted to bring to the open market this spacious four bedroom detached villa, offering flexible and well-proportioned accommodation over two levels. Located in the sought after residential area of Mauricewood, this property will make an excellent family home, therefore, early viewing is highly recommended.

Internally the property is ready to move in, the ground floor of the property briefly consists of a spacious entrance vestibule with study space and a fully tiled hallway that provides access to all of the rooms. The extensive open lounge dining room has three windows flooding the room with natural light, this is a great space for formal entertaining and features a woodburning stove that provides a centrepiece to the room. A separate kitchen is fully equipped with ample wall and base units, a five gas burner hob, a double oven, extractor hood, a breakfast bar and access to the rear garden.

The fully tiled shower-room is well-appointed providing a towel radiator and vanity unit as a welcomed addition. The downstairs bedroom, currently being used as a playroom completes the rooms, with french doors leading out to the garden.

On the first floor, there are two good sized double bedrooms that provide built-in storage and additional space for freestanding furnishing arrangements. The master bedroom boasts a fully tiled en-suite shower room and a third bedroom overlooking the front of the property completes the upper accommodation.

The property further benefits from gas central heating and double glazed windows throughout. Externally there is a large secure garden to the rear of the property with decking and a paving area for outdoor entertaining in the warmer months ahead, the front and side gardens of the property are laid to lawn with a detached garage and driveway accommodating space for three cars available to the rear.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge/ Diner	9.59m (31'6") x 3.24m (10'8")
Kitchen	3.95m (13') x 2.67m (8'9")
Playroom / Bedroom 4	2.71m (8'11") x 2.43m (8')
Shower Room	2.23m (7'4") x 1.92m (6'4")

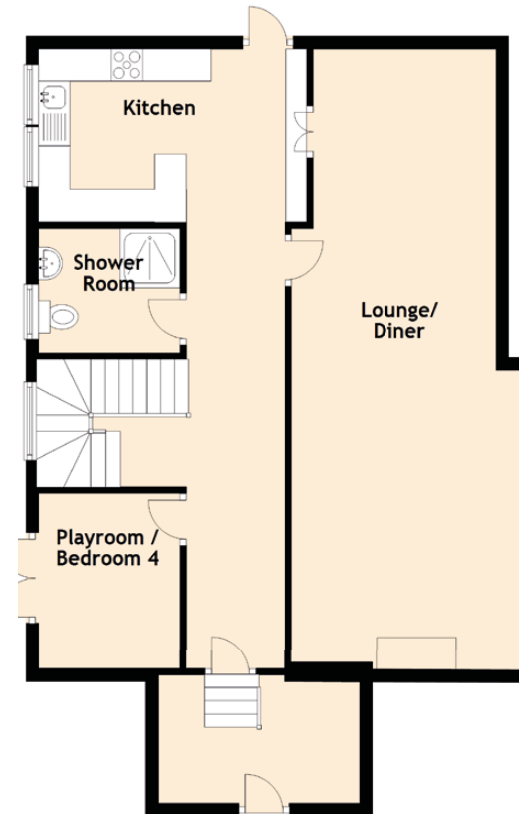
First Floor

Bedroom 1	3.67m (12') x 2.80m (9'2")
En-suite	2.19m (7'2") x 1.17m (3'10")
Bedroom 2	4.94m (16'2") x 2.75m (9')
Bedroom 3	3.10m (10'2") x 2.40m (7'10")

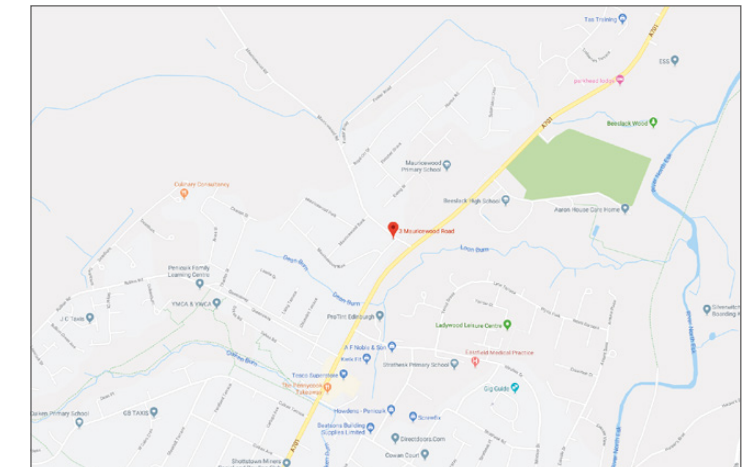
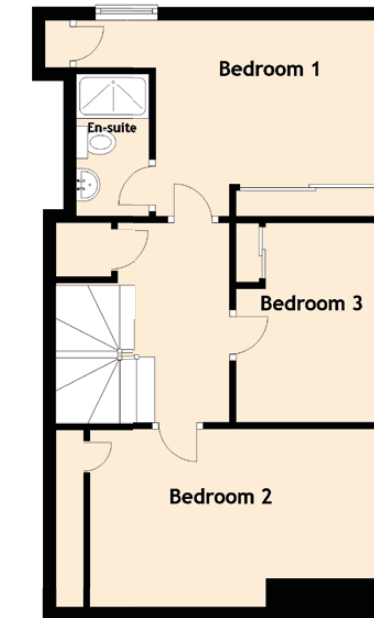
Gross internal floor area (m²): 130m² || EPC Rating: D

Extras (Included in the Sale): All fixtures, fittings, floor covering, white goods and appliances.
Please note, other items may be sold separately through negotiation.

Ground Floor



First Floor





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Part
Exchange
Available

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