





Very rarely available property suitable for professional couples and those with growing families providing spacious accommodation and substantial mature garden grounds. McDougall McQueen are delighted to present to the market this extended four-bedroom detached house, set in the much sought-after Mauricewood development on the outskirts of the lovely Midlothian town of Penicuik. Superbly located this property is within walking distance of all local schooling and amenities and will make an ideal family home. The accommodation is offered to the market in good clean condition throughout having been well maintained and improved throughout the years. There are substantial mature private garden grounds surrounding the property as it occupies a commanding corner plot, and a driveway provides off-street parking and access to a good-sized detached garage which has both light and power. This ideal family home and its location, are sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Entrance vestibule
- Hallway with stairs to the upper level
- Ground floor WC/Cloakroom
- Living room with front and rear facing windows, living flame gas fire and surround
- Dining room with dual aspect windows
- Fitted kitchen with rear facing window, serving hatch to the dining room, a range of base and wall units, quality feature worktops with inset sink, touch control induction hob, self-cleaning oven, integrated fridge, integrated freezer, dishwasher and free-standing washing machine
- Mid landing with window to the rear
- Upper hallway with ample built-in storage and loft access
- Large bright main bedroom with twin front facing windows
- Three further bedrooms
- Family bathroom with shower over the bath, wc and sink
- Gas central heating and double glazing
- Cavity wall and loft insulation
- Large mature private gardens which are ideal for relaxation and entertainment
- Driveway for off street parking
- Large detached garage with light and power



## Location

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is ski-ing at Hillend. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular public transport service operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.

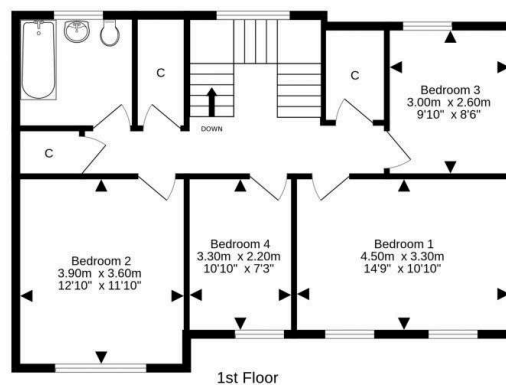
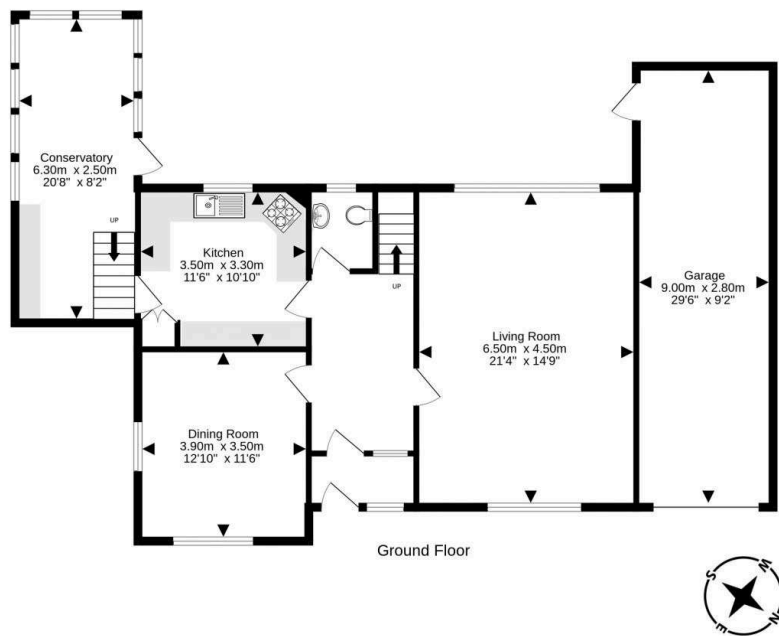
## Extras

All floor coverings, light fittings, blinds where fitted, integrated appliances and remaining free-standing white goods. Other items may be included by negotiation. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

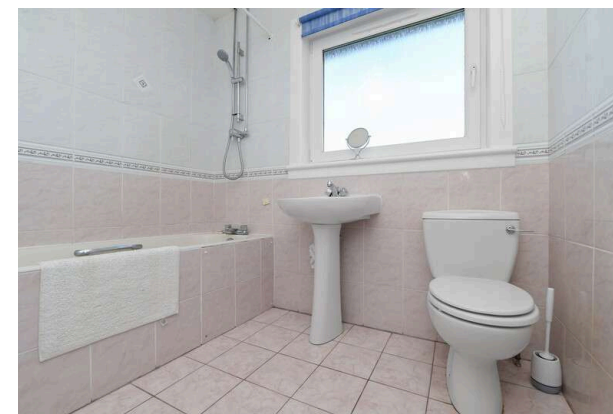
## Price & Viewing

For price and viewing information or further details on this property please contact agent

## EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

espc  
McDougall McQueen