



11 Mauricewood Avenue, PENICUIK, EH26 0BH

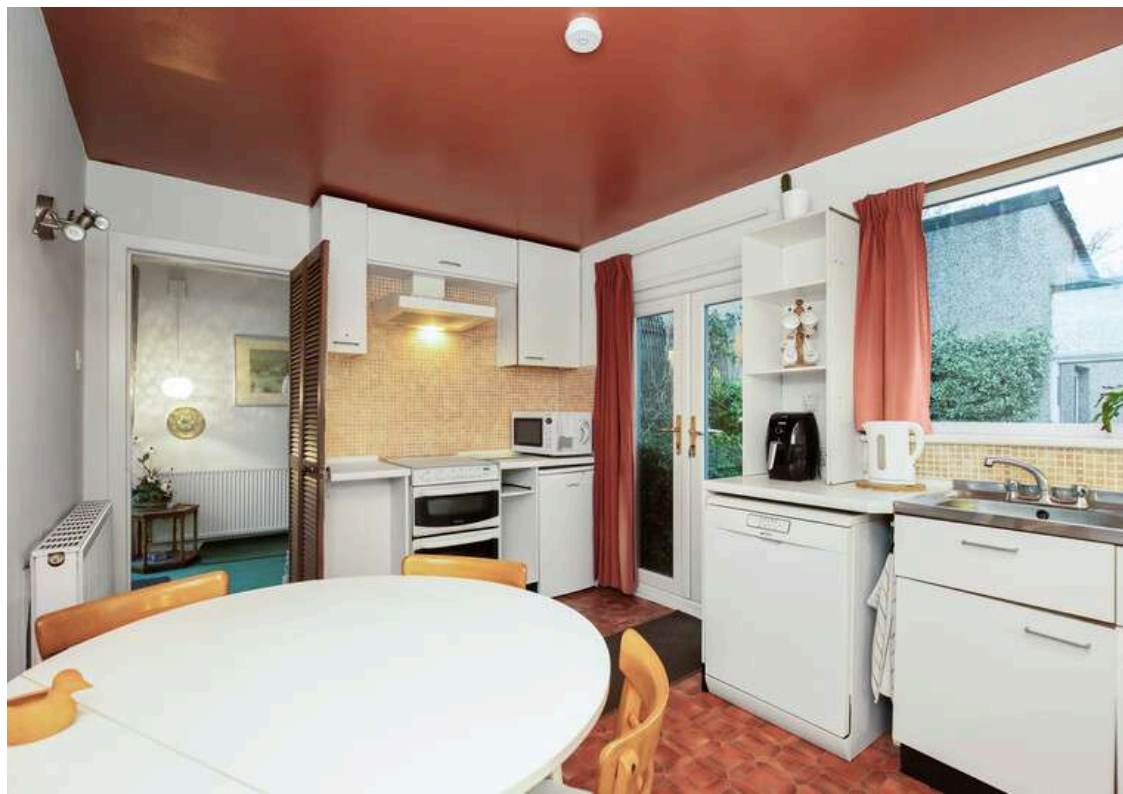
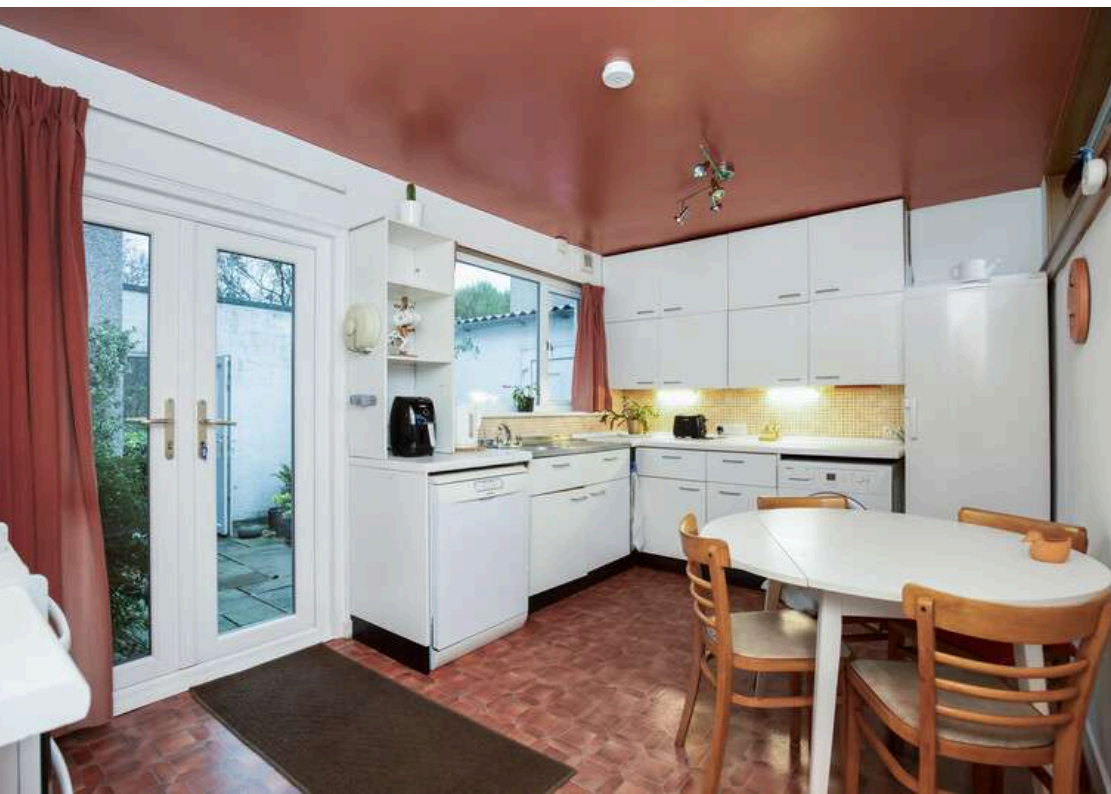


Welcome

Beautifully extended property providing spacious and flexible family living with various garden areas offering alternative spaces in which to relax and entertain. McDougall McQueen are delighted to present to the market this wonderful three-bedroom semi-detached house set in a much sought after residential estate in the bustling Midlothian town of Penicuik, conveniently located and close to all amenities including both primary and secondary schooling. The property has been extended to provide flexible family living space and benefits from, double glazing, gas central heating, ten solar panels, driveway and garage with light and power, wonderful garden areas including mature gardens to the front and rear, and a private courtyard. It is thought this property will suit a host of potential purchasers and an appointment to view should be attained early to avoid disappointment.

- Sought after residential location close to schooling and amenities
- Superb family home with flexible accommodation and wonderful garden grounds
- Hallway with stairs to the upper level and ample storage
- Ground floor WC
- Spacious living room with front facing window
- Dining room with patio doors to the rear
- Family/ garden room with upper landing providing courtyard access, bright and spacious lower level living area with dual aspect windows to the garden
- Fitted dining kitchen with a range of base and wall units, gas cooker, dishwasher, washing machine and fridge, space for dining, and French doors to the courtyard
- Upper hallway with side window, store cupboard, and access to the loft via a pull-down loft ladder
- Bedroom one with rear facing window, ample built in wardrobes with dressing area and overhead storage
- Bedroom two with window to the front, built-in wardrobe, and overhead storage
- Bedroom three with window to the front, over stair and wall mount storage
- Family bathroom with p-shape shower bath, and shower attachment, shower screen, wc and sink with combined vanity unit, and a towel radiator
- Gas central heating, double glazing, and ten solar panel system
- Driveway for off street parking
- Attached garage with both light and power
- Lovely garden grounds including the front, a private courtyard, and mature rear gardens providing the ideal spaces for outside entertaining and relaxation







Penicuik

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 skiing 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

Included in the sale are: Floor coverings, light fittings, blinds where fitted, cooker, fridge, washing machine, dishwasher, and the garden sheds. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.

