



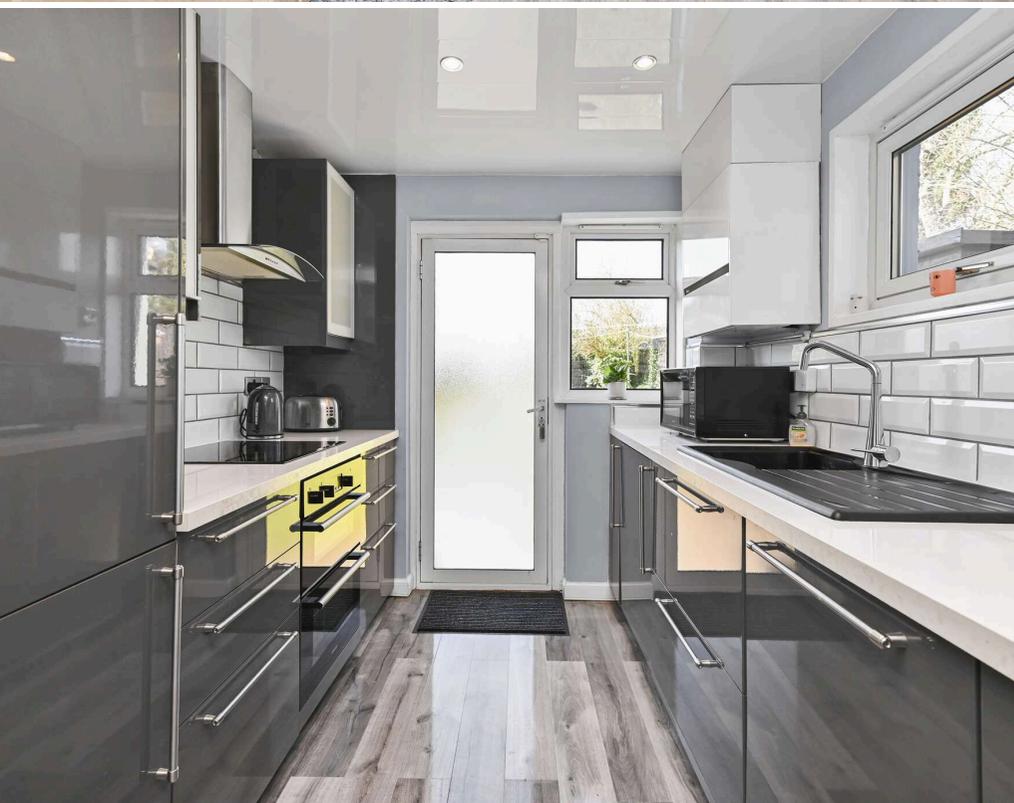
1 Laverock Drive, Penicuik, Midlothian, EH26 0JL



Welcome

Welcome to Laverock Drive, this impressive three bedroom semi-detached villa offers bright and spacious, well-proportioned, family sized accommodation arranged over two floors. The property further benefits from a welcoming porch entrance, single garage and beautiful gardens to the front and to the rear, along with a multi vehicle driveway with further on street parking available. The property is ideally located in the popular Midlothian town of Penicuik close to many local amenities, highly regarded schooling along with swift transport links. The property is presented in excellent order throughout we would recommend an early viewing.

- Entrance porch
- Open plan living and dining room
- Fully equipped kitchen along with integrated appliances
- Three bedrooms
- Partially floored attic space accessed by a fixed ladder
- Family bathroom
- Gas central heating
- Double glazing
- Beautiful gardens
- Multi car driveway with further on street parking available





Penicuik

Penicuik lies approximately nine miles south of Edinburgh and about five miles from the city by-pass. It is a popular and attractive place to live with good primary and secondary schooling, a wide range of convenience shopping, including a large branch of Tesco and a variety of recreational facilities. The wonderful open spaces of the Pentland Hills are within easy reach, as is the Winter Sports Centre at Hillend. There are several golf courses to choose from and the Community Centre boasts a competition standard swimming pool, a library and leisure centre. A little further afield, the Straiton Retail Park plays host to the majority of High Street stores including Next, Boots and Marks & Spencer, to name but a few. Here, there is also a 24 hour Asda, a Costco and Ikea. Regular bus services run to and from the city centre.

Extras

All floor coverings, light fittings, integrated dishwasher, fridge freezer, cooker and washing machine, all blinds and curtains and the TV in the main bedroom. Other items may be available by separate negotiation.



Get in touch

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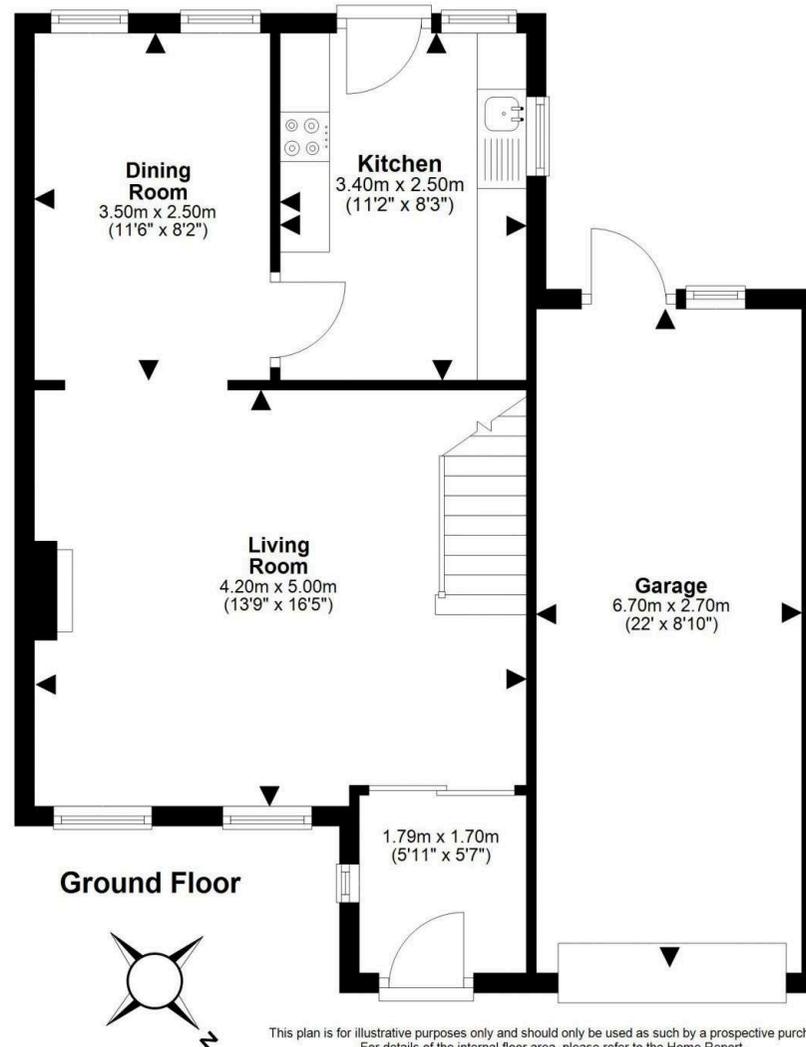
25-27 High Street, Dalkeith
EH22 1JB

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.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

