



33 Mauricewood Rise
PENICUIK | MIDLOTHIAN | EH26 0BL



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Beautifully presented, extended, semi-detached villa with 5 bedrooms, south-west facing rear garden and off-road parking quietly located in a popular residential area surrounded by excellent amenities and transport links. The spacious kitchen/dining room is a particularly appealing room, with modern fitted units, spacious utility room off and French doors to a large sunny, fully enclosed rear garden. The ground floor bedroom is an excellent versatile room, presently used as a family room/spare bedroom. Further benefits include a ground floor WC compartment, a convenient en-suite shower room in the main bedroom and a fantastic open outlook to the rear of the property. Externally, in addition to the sunny rear garden, there is a well-maintained front garden with large tarmac driveway.

- Hallway with storage
- Spacious living room and well-appointed modern kitchen with dining area and French doors to garden
- Utility room with garden access and Ground floor WC
- Bedroom 5/family room
- Main bedroom with en-suite shower compartment and Jacuzzi bath
- Four further bedrooms upstairs (one with built-in storage)
- Shower room with white suite and mains shower
- Large, south-west facing rear garden with lawn, decked patio and summerhouse

Energy rating C, Council Tax band E. There is no factor associated with this property.

Included in the sale will be the integrated white goods and cooker, fitted wardrobe in first floor bedroom and built in shelving in utility room. Blinds and curtain poles. Garden shed, summerhouse and garden furniture.

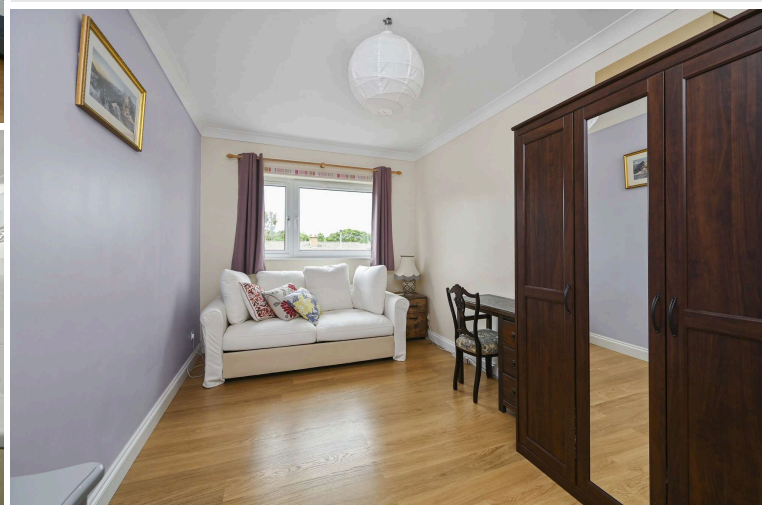
Other items may be available by separate negotiation.

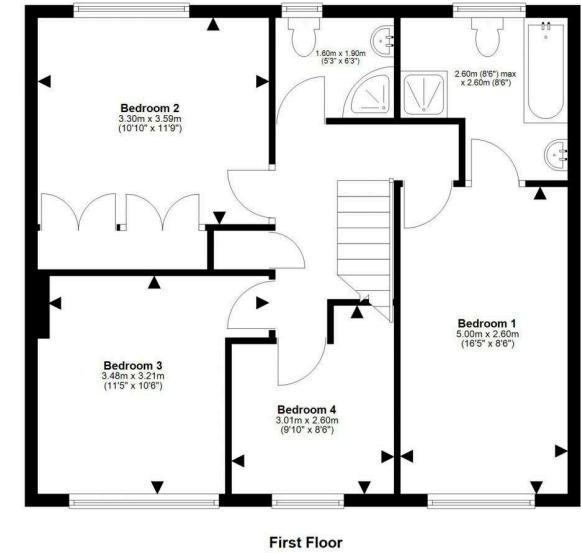
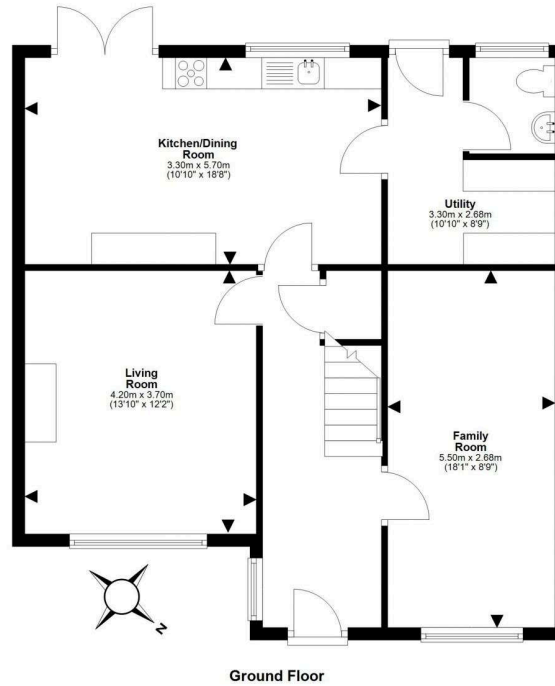


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Penicuik is a highly sought-after town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of 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 is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas





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.