



27 Mauricewood Rise
PENICUIK | EH26 0BL


warners
solicitors & estate agents



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Warners are delighted to present this beautifully maintained semi-detached home, ideally located in the heart of Penicuik. Just moments from excellent local amenities, superb transport links, and expansive green spaces, the property is offered to the market in true move-in condition.

The home benefits from a wide driveway, a garage, gas central heating, double glazing, and a stunning landscaped rear garden.

The accommodation opens with a welcoming entrance hallway featuring a useful storage cupboard. The bright and spacious lounge is enhanced by a large picture window and a striking feature fireplace. A contemporary kitchen, complete with stylish units and generous dining space, forms the heart of the home. A large utility room, adjoining the garage, completes the ground floor; the utility also benefits from approved planning consent for conversion into additional living space.

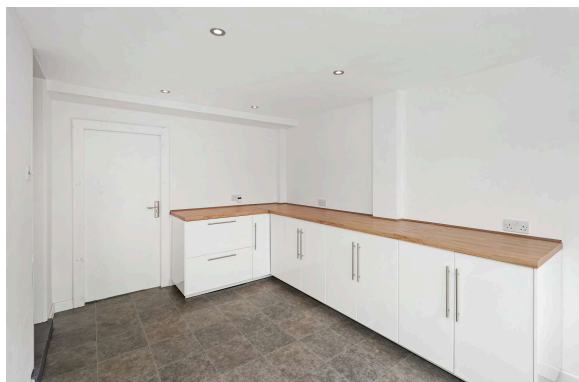
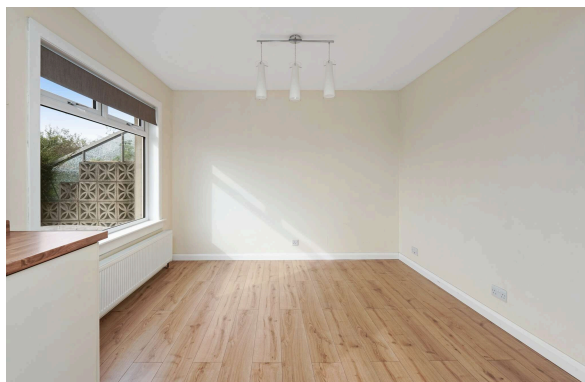
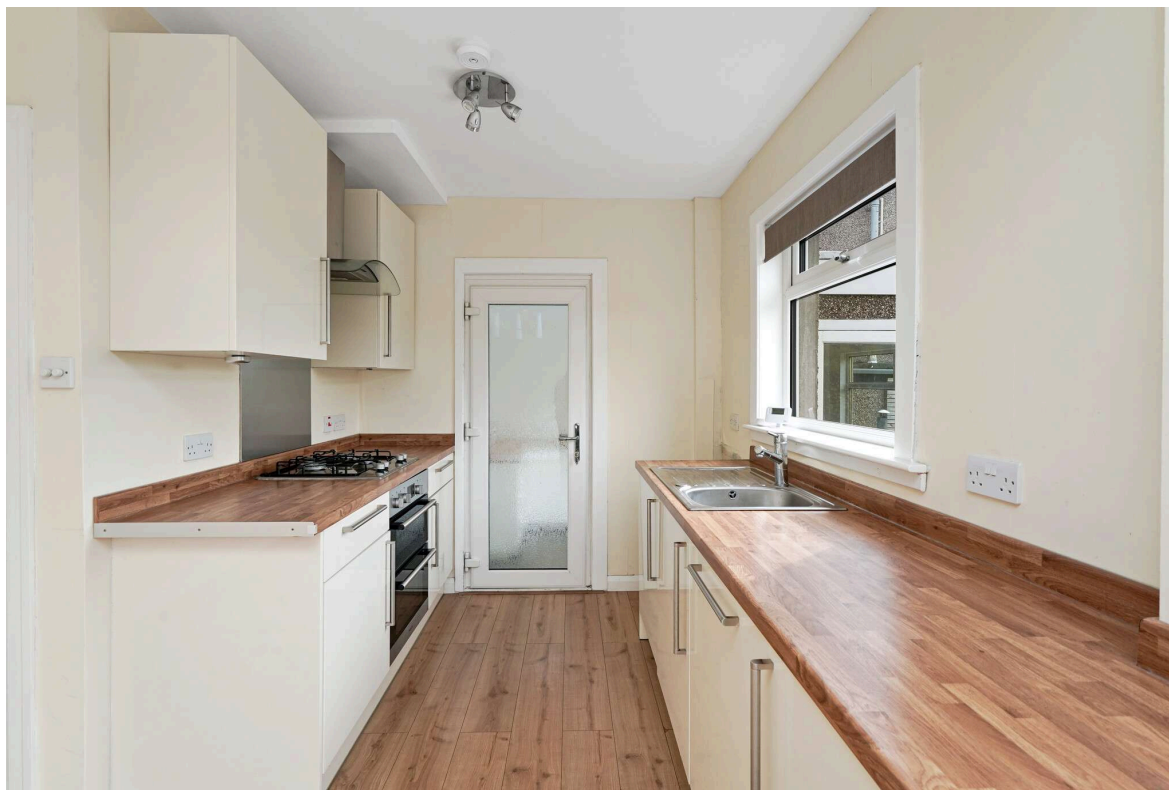
A carpeted staircase leads to the upper level, where you will find three well-proportioned bedrooms, each with built-in storage, and a sleek, modern family bathroom.

Externally, the property boasts a fully enclosed and secluded rear garden. Laid to lawn and beautifully landscaped with mature shrubbery, it also features a decked area – perfect for outdoor entertaining and al fresco dining.

- Central Penicuik location near amenities and transport
- Move-in ready condition
- Driveway, garage & conversion potential
- Bright lounge & modern dining kitchen
- Three bedrooms with storage
- Landscaped garden with lawn & decking

Council Tax E, Energy Rating D

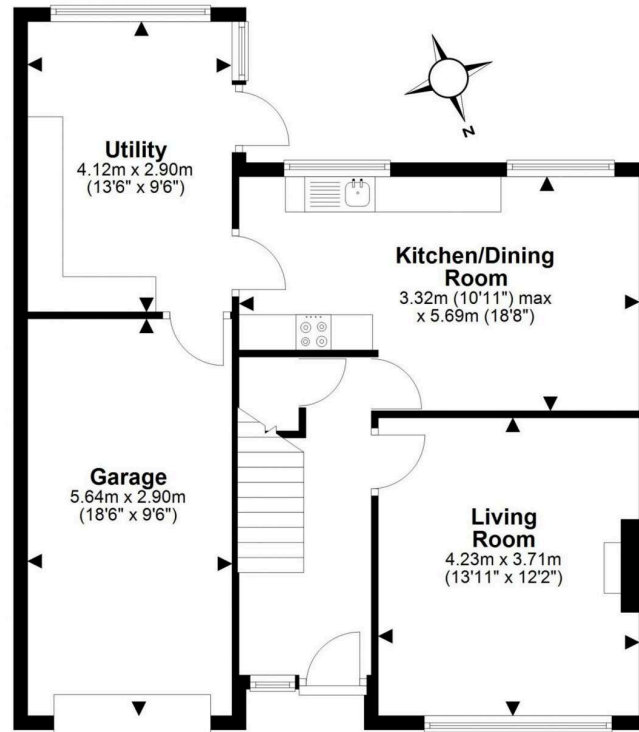
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



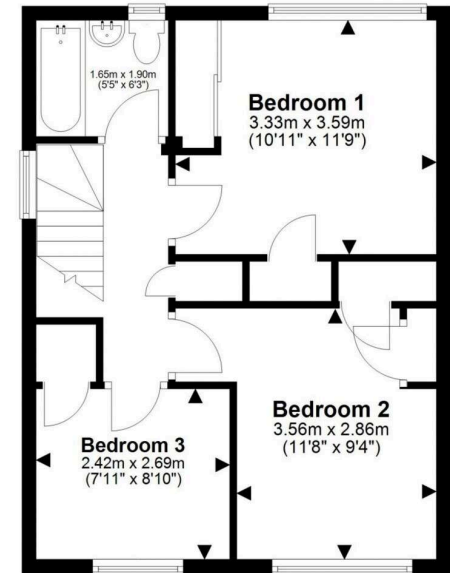
All fixtures, fittings, integrated kitchen appliances, washing machine, curtains and blinds will be included in the sale. The bed, wardrobe and bedside cabinet are also included in the sale but can be removed if preferred.

Penicuik is a much respected Midlothian 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 skiing 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.





Ground Floor



First Floor

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.