



Solicitors & Estate Agents



Offers Over

£220,000

30 Lawrie Drive

Penicuik | Midlothian | EH26 OHQ

This impressive, beautifully presented end-terraced villa is offered to the market in true move-in condition, having been sympathetically renovated and upgraded offering a fine home with a stylish, elegant interior combined with delightful private gardens with large summerhouse together with an extensively monoblocked driveway, providing off-street parking for two vehicles.

-  3 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - C



Description

Quietly positioned in the popular Midlothian town of Penicuik, Lawrie Drive is conveniently positioned for access to excellent local amenities, reputable schooling and commuting links, providing an ideal location for families or the commuter alike. The extended accommodation offers a generous and stylish home, undoubtedly appealing to a wide variety of buyers seeking a delightful home in excellent condition, meriting internal viewing to be fully appreciated. Affording excellent natural light throughout, the accommodation comprises; inviting hallway with staircase leading to the upper floor and benefits from good storage provisions. There is a delightful front-facing reception room with feature open fireplace. There is a recently upgraded stylish fitted kitchen with built-in breakfast bar and featuring a range of contemporary wall and base units, with built-in gas hob with angled hood, separate oven and integrated fridge freezer and dishwasher. Located off the kitchen is a sunny conservatory which is a great option for a formal dining room or further lounge area. Completing the downstairs accommodation is the contemporary bathroom with white suite with luxury Rainfall dual shower. Upstairs leads to the three good sized double bedrooms with the principal bedroom offering a generous size double with large fitted wardrobes. Further benefits include gas central heating with combi boiler, double glazing, solar panels and partially floored loft.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, angled hood, oven, integrated fridge freezer and dishwasher.

Externally

The property benefits from a monoblock driveway to the front, allowing for private off street for up to three vehicles parking. The delightful, sunny rear garden, if fully enclosed with paved patio, expanse of lawn with established borders and in addition there is a large summerhouse with power & light, providing an excellent, versatile space, ideal as a home office or could be utilised for business or leisure use.

Viewing

By appointment through Neilsons on 0131 625 2222.





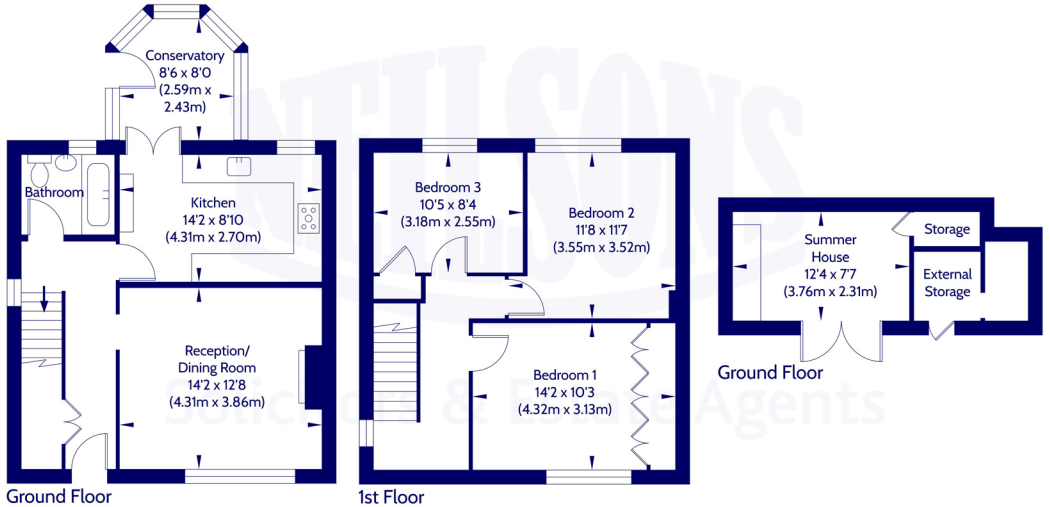
Location

Lawrie Drive is situated within the popular Midlothian town of Penicuik, which offers an excellent range of local amenities and facilities providing everyday essentials. Further specialised shopping can be found at the nearby Straiton Retail Park with a large M&S food hall, Sainsbury's, Ikea and Costco to name but a few. Reputable schooling is on hand ranging from nursery through to secondary level. The City of Edinburgh bypass is within easy reach linking the main Scottish motorway network system and the bus services within the area link directly to Edinburgh's city centre and surrounding towns. In addition, there is a park & ride service available at Straiton. There is a selection of recreational and sporting facilities throughout the town, including a leisure centre, the well regarded Glencorse Golf Course and the nearby Pentland Hills provide excellent walking terrain.





Approx. Gross Internal Floor Area 92 Sq M / 996 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

