

campbell
smith

44 Mauricewood Road,
Penicuik,
EH26 OJP



- Beautifully presented Semi-Detached Villa boasting well proportioned accommodation which has been stylishly upgraded by its present owners
- Fine views to both front & rear
- Excellent amenities
- Entrance Hall
- Lounge with feature fireplace
- Quality fitted kitchen/dining room with appliances & patio doors to the enclosed rear garden
- Utility room with washing machine & tumble dryer
- Two good double bedrooms
- Luxury bathroom with white suite & separate shower cubicle
- Attic storage
- Gas central heating with combination boiler
- Double glazing
- Landscaped private front & rear gardens
- Long driveway & single garage with power & light
- Unrestricted on-street parking

Offers Over : £220,000



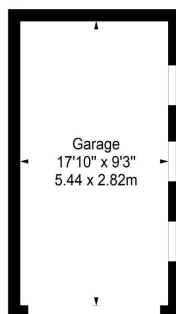








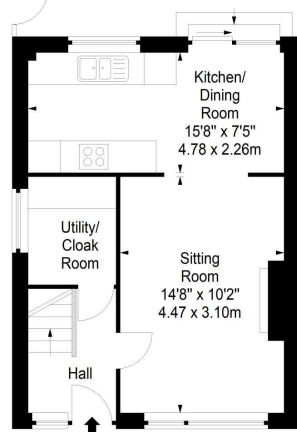




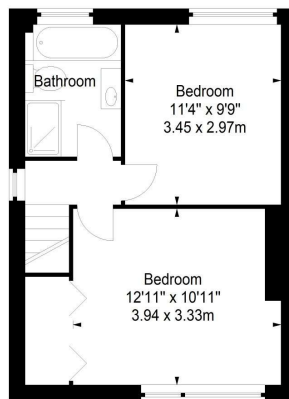
**Mauricewood Road,
Penicuik,
Midlothian, EH26 0JP**



Approx. Gross Internal Area
724 Sq Ft - 67.26 Sq M
Garage
Approx. Gross Internal Area
164 Sq Ft - 15.24 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



Extras

All fitted carpets & fitted floor coverings, blinds, electric coal effect fire & surround, electric hob, electric double oven, cooker hood, dishwasher, fridge/freezer, washing machine & tumble dryer.



Buses

37, 47, 140 & 141 from Edinburgh Road.



Shops

Tesco & Lidl in Penicuik, Asda at Bilston, plus Sainsbury's, Lidl and multiple stores & leisure facilities at Straiton Retail Park.



Schools

Mauricewood Primary School, Sacred Heart RC Primary School, Penicuik High School and St. David's RC High School.



Parking

A long driveway for four cars. It leads to a single garage with up-and-over door, power & light. In addition, unrestricted on-street parking is available on Mauricewood Road itself.



Council Tax Band D



EPC C



Factor

N/A



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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