



11 Lawrie Drive, Penicuik, Midlothian, EH26 0HQ



## Welcome

Welcome to 11 Lawrie Drive - an extended two-bedroom semi-detached home offered in the bustling town of Penicuik, Midlothian. Conveniently located, this spacious property is within walking distance of all local schooling and amenities making it the ideal choice for first time buyers, professional couples, and those with a young family. Presented in good clean condition, this property has been extended to provide an additional public room and represents excellent value for money in today's market. The property has private garden grounds to the front, side, and rear, with a driveway providing parking for around three cars and access to a large garage. Viewing is by appointment only and should be made at your earliest convenience.

- Entrance hall with stairs to the upper level
- Spacious living room with front facing window, electric fire, and fire surround
- Fitted kitchen with garden access, under stair store cupboard, a range of base and wall units, gas cooker, extractor, and a full range of free-standing white goods
- Dining/Family room with French doors to the rear
- Upper hallway with loft access
- Main bedroom with twin front facing windows, and built-in wardrobes
- Bedroom two with rear facing window, built-in wardrobe, and storage
- Family bathroom with three-piece white suite, electric shower over and shower screen
- Gas central heating and double glazing
- Front, side, and rear gardens
- Driveway providing off-street parking for around three cars
- Large garage with light, power, and storage overhead







## Penicuik

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian. It, therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular public transport service operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all remaining appliances. No warranty applies to any integrated appliances, white goods or moveable items included in the sale.





# Get in touch

 [mcdougallmcqueen.co.uk](http://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.