

**Peebles**  
Call 01721 723999

**Offers Over £190,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**2 Lawrie Drive, Penicuik, EH26 0HQ**



A well-presented two-bedroom semi-detached villa situated in a popular residential area of Penicuik. Built circa 1950, the property extends to approximately 68m<sup>2</sup> and offers bright, well-proportioned accommodation throughout.

The home is presented in good decorative order and is move-in ready, making it an ideal purchase for first-time buyers, downsizers, or investors.

Externally, the property benefits from generous private garden grounds to the front, side, and rear, providing excellent outdoor space for relaxation, entertaining, or gardening. A private driveway offers convenient off-street parking.

Enjoying a desirable location within easy reach of local amenities, schools, and regular public transport services, the property is ideally positioned for commuting to Edinburgh while benefiting from the attractions of a well-established Midlothian community. This attractive home combines comfortable living accommodation with substantial outdoor space and represents an excellent opportunity within the Penicuik market.

## Accommodation

### GROUND FLOOR

- \* Hallway
- \* Living room
- \* Modern fitted breakfasting kitchen

### FIRST FLOOR

- \* Upper landing
- \* Two spacious double bedrooms
- \* Family bathroom with over-bath shower

### ADDITIONAL INFORMATION

- \* Gas central heating - boiler installed 3 years ago
- \* Double glazing
- \* Private enclosed garden grounds to the front, side and rear
- \* Secure metal shed
- \* Driveway

## 2 Lawrie Drive, PENICUIK, EH26 0HQ

Approximate Gross Internal Area = 67.7 sq m / 729 sq ft

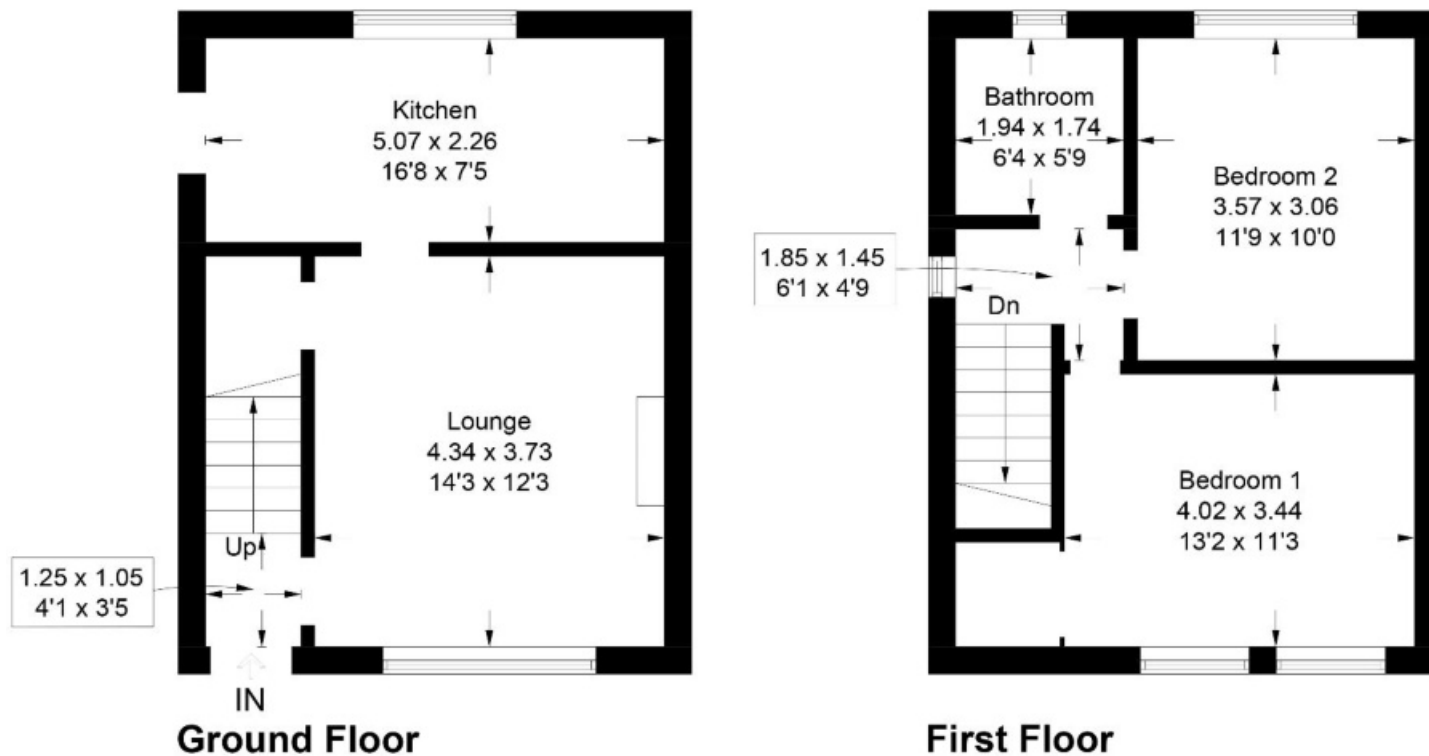


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1306791)

### Situation

Penicuik is a popular Midlothian town located approximately seven miles south of Edinburgh, offering an attractive balance of semi-rural surroundings and convenient access to the capital. The town benefits from a wide range of local amenities including supermarkets, independent shops, cafés, and leisure facilities, along with well-regarded primary and secondary schooling. Surrounded by picturesque countryside, including the Pentland Hills Regional Park, the area is ideal for outdoor pursuits such as walking, cycling, and golf, while excellent transport links, regular bus services, and easy access to the City Bypass make it particularly appealing for commuters.

### Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

### Services

Mains gas, electricity, water and drainage.

### EPC

Band D

### Council Tax

Midlothian Council Tax Band B.

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

**Peebles**

**Call 01721 723999**

5 Northgate,  
Peebles, EH45 8RX  
Phone: 01721 723999  
Fax: 01721 723888  
Email: peebles@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.