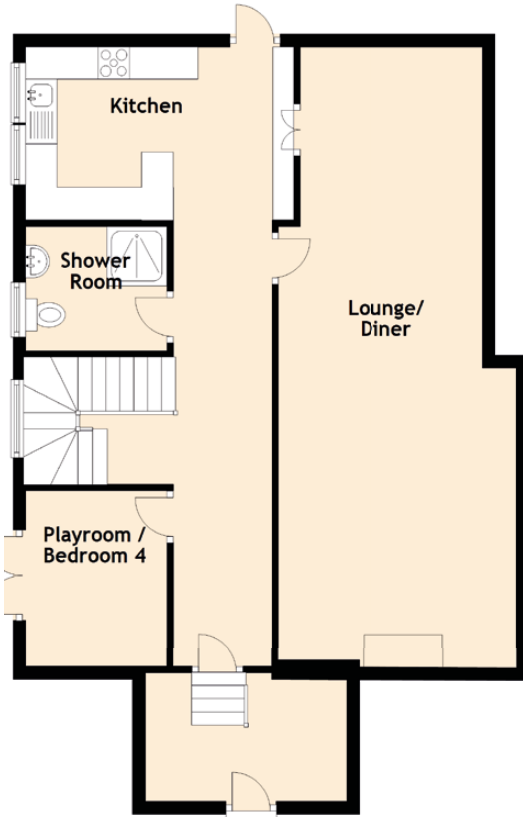


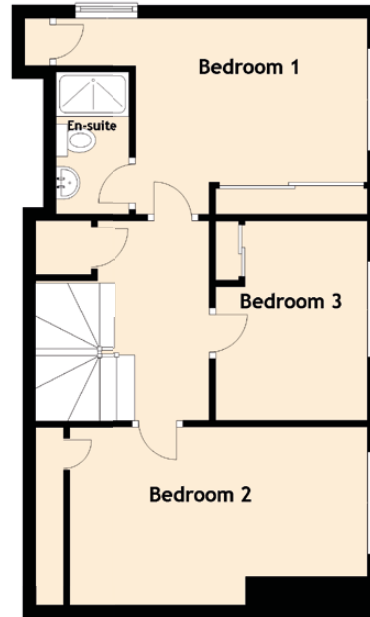
3 Mauricewood Road

PENICUIK, MIDLOTHIAN, EH26 0BU

Ground Floor



First Floor



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge/ Diner	9.59m (31'6") x 3.24m (10'8")
Kitchen	3.95m (13') x 2.67m (8'9")
Playroom / Bedroom 4	2.71m (8'11") x 2.43m (8')
Shower Room	2.23m (7'4") x 1.92m (6'4")

First Floor

Bedroom 1	3.67m (12') x 2.80m (9'2")
En-suite	2.19m (7'2") x 1.17m (3'10")
Bedroom 2	4.94m (16'2") x 2.75m (9')
Bedroom 3	3.10m (10'2") x 2.40m (7'10")