

4 Mauricewood Bank

PENICUIK | EH26 0BS

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Situated within the popular Mauricewood Bank area of Penicuik, this attractive two-bedroom semi-detached bungalow offers spacious accommodation, generous gardens, a driveway and garage.

The property opens into a welcoming entrance hallway leading to a bright and spacious living room, featuring a charming wood-burning stove. The stylish kitchen offers ample worktop space and a good selection of wall and base units, with an adjoining extension incorporating a breakfast bar, ideal for informal dining.

There are two generous bedrooms, complemented by a contemporary bathroom fitted with a two-piece suite and separate shower cubicle.

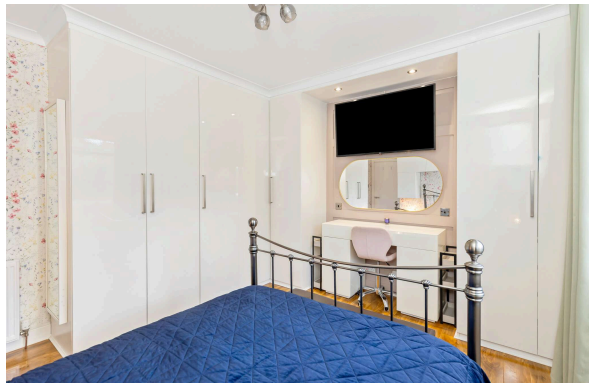
Externally, the property benefits from a front garden, driveway and garage. To the rear is a large, fully enclosed garden featuring decking, patio and lawn areas, providing an excellent space for outdoor relaxation and entertaining.

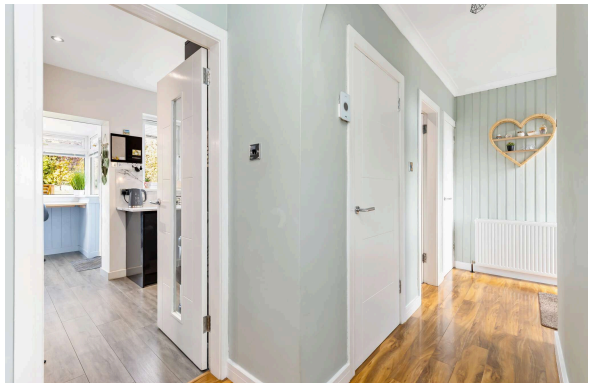
- Two bedroom semi detached bungalow
- Driveway and garage
- Large fully enclosed rear garden
- Close to local amenities
- Double glazing
- Gas central heating.

Energy Rating C. Council Tax band D

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

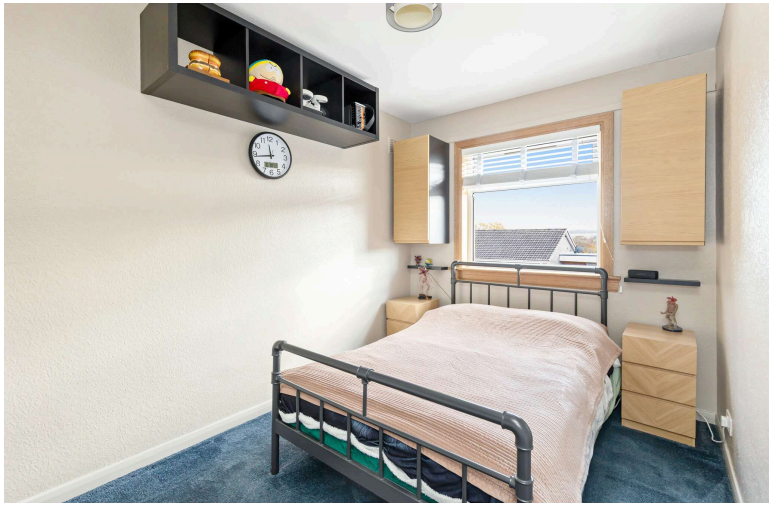






All fixtures, fittings, integrated appliances, curtains, blinds, cupboards and the EV charger are included in the sale.

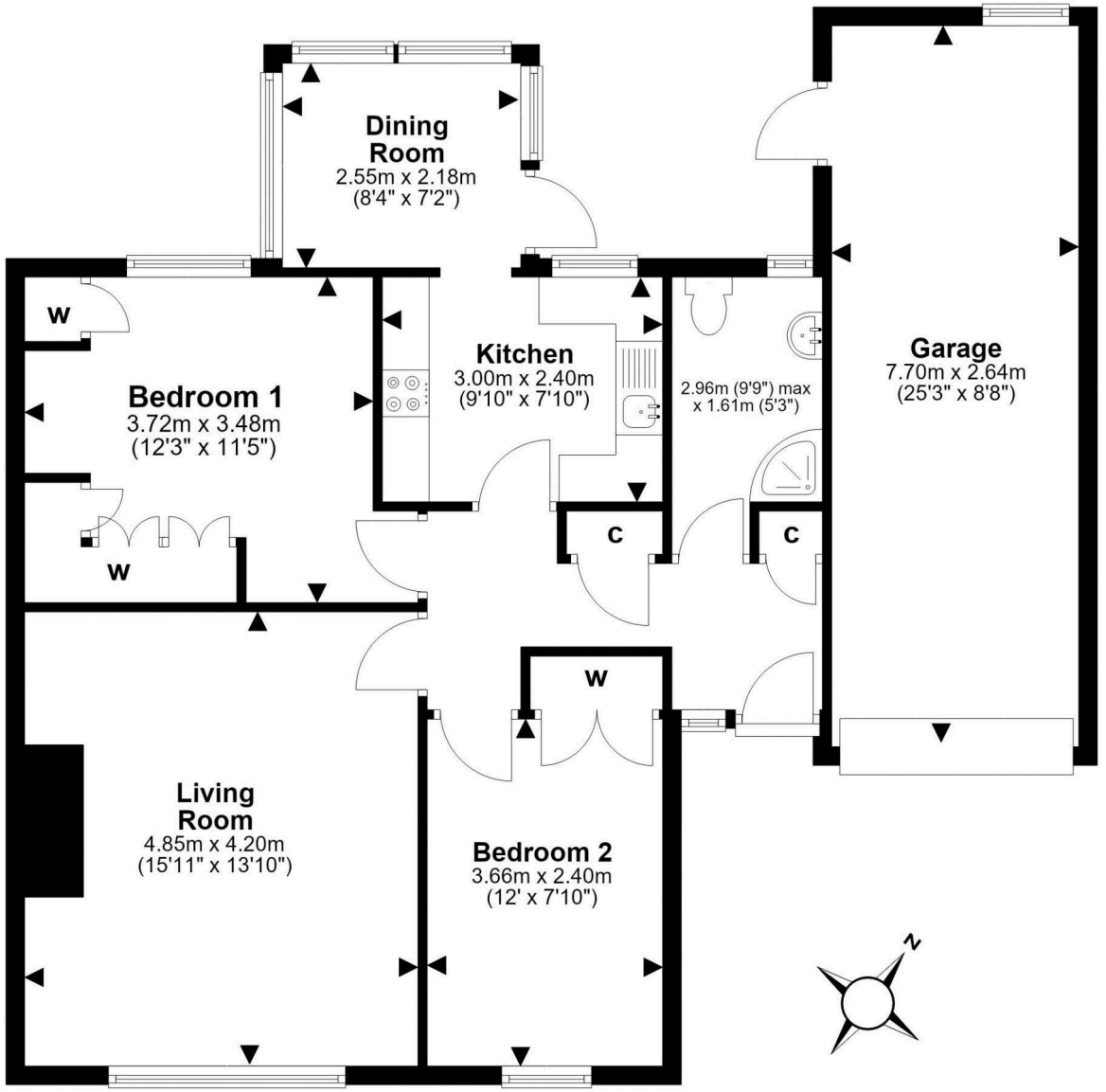
Penicuik is a much sought-after and respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town offers a comprehensive range of amenities to cater for all needs, supported by the usual post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland Hills Region Park is also easily accessible, and there is skiing and the Apline Coaster at Hillend. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to Edinburgh city centre.











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.

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