



GILSON GRAY

LAW • PROPERTY • FINANCE

22 MAURICEWOOD
Penicuik, Midlothian, EH26 0JP



IMPRESSIVE DETACHED HOUSE

An impressive, four-bedroom, detached house in a sought-after part of Penicuik, offering generous accommodation and stylish interior design throughout. Ideal for families, the property also provides superb versatility, featuring two reception rooms, a modern kitchen and dining area, and two contemporary bathrooms. Furthermore, it has a southwest-facing aspect, well-maintained gardens, and a private driveway and an integrated garage.

Inside, the front door opens into a naturally-lit porch with double-doors flowing into the hall for a charming first impression. On the right is the living room, which pairs on-trend décor with an easy-upkeep floor. It has a spacious footprint for comfy furnishings, and is framed by a cosy multi-fuel burning stove. An open archway leads through to the dining room, creating a dual aspect for lots of natural light. This additional reception area continues the appealing décor from the lounge, and also provides French doors to the back garden for summer entertaining. Conveniently next door, the large kitchen also has a casual dining area, with chic styling and additional built-in storage. It comes well-appointed with base and wall-mounted cabinet storage, and offers excellent workspace with matching splashbacks. It has a modern design, and provides alternate access to the rear garden.

- Impressive detached house
- Sought-after setting in Penicuik
- Spacious & versatile accommodation
- Stylish interior design throughout
- Naturally-lit porch, & hall
- Semi-open plan living & dining rooms
- Modern kitchen & dining area
- Four bedrooms
- Contemporary en-suite shower room
- Contemporary three-piece bathroom
- Well-maintained front & rear gardens
- Private driveway & integrated garage





FOUR BEDROOMS

On the first floor, the four bedrooms await, each adhering to the same high standards found throughout. The principal bedroom is a large and airy double which has the added advantage of a contemporary en-suite shower room. Bedrooms two and three, both equipped with built-in wardrobes, are also doubles, whereas the fourth bedroom is a single, currently arranged as an office to showcase the home's versatility. Finishing the accommodation is a striking family bathroom with a contemporary three-piece suite, including a double-ended bathtub and an overhead shower.

Externally, the property has a low-maintenance front garden, and a private driveway leading to an integrated garage. To the rear of the home, there is a large, fully-enclosed garden, with a well-kept lawn and two patio areas for relaxing and dining in the sun.

Extras: integrated kitchen appliances (five-burner gas hob and two ovens), a fridge/freezer, a dishwasher and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.





EPC RATING:



COUNCIL TAX BAND:

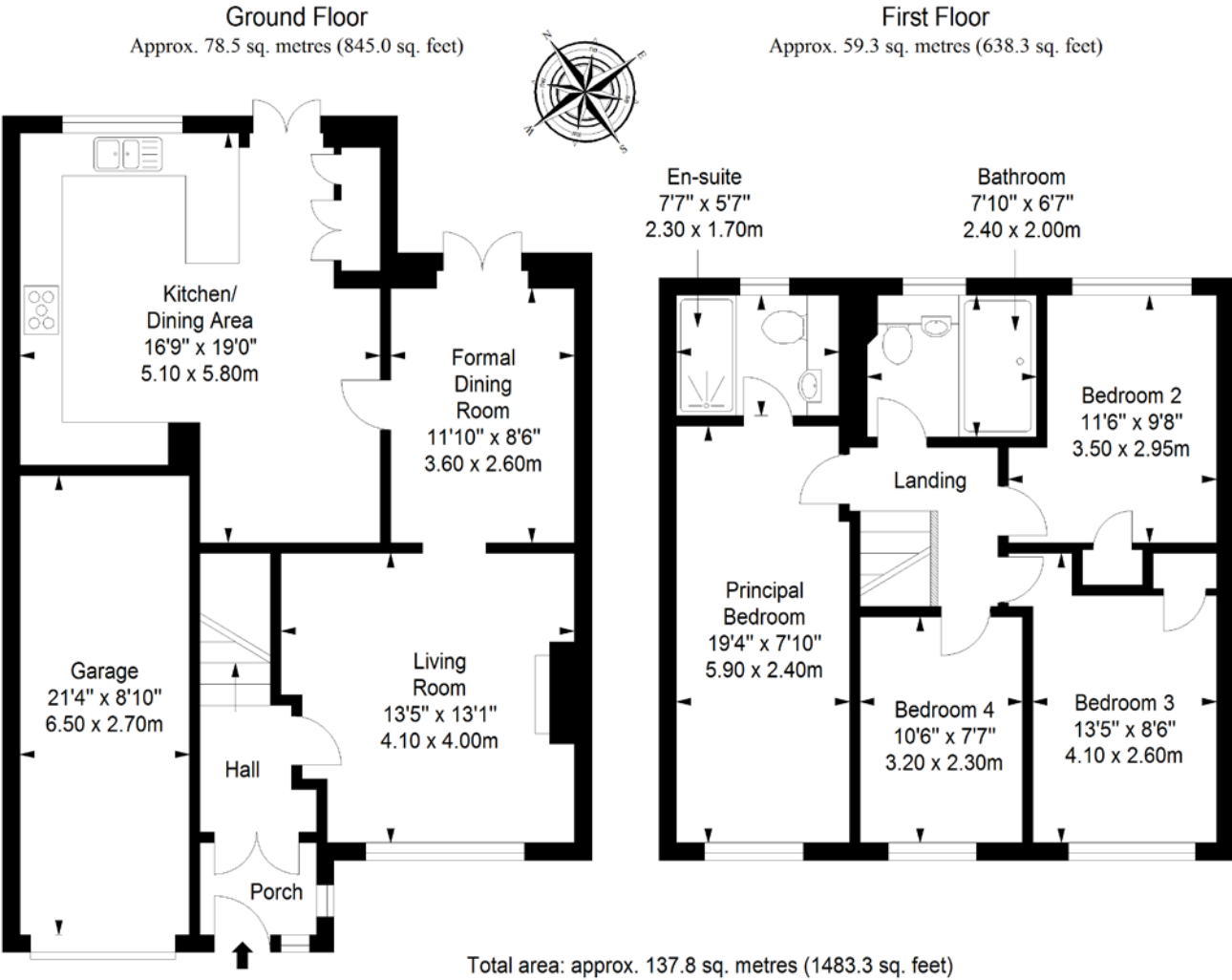


VIEWING

By appointment with Gilson Gray on 01620 893 481.

PENICUIK
MIDLOTHIAN

Situated just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with all the advantages of city living. The bustling town centre is home to a selection of high-street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets, plus more extensive shopping facilities at nearby Straiton Retail Park. Residents of Penicuik are spoilt for choice when it comes to sport and fitness activities, including a state-of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside – from invigorating hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk. Penicuik is served by several primary schools and two high schools and is also well placed for excellent independent schools and private childcare options. Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services.





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