



Solicitors & Estate Agents

26

Lawrie Drive, Penicuik, EH26 0HQ



*Working harder for you*



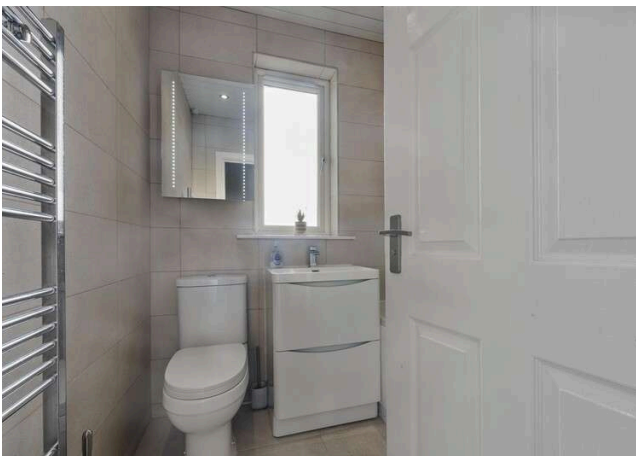
3 bedrooms



1 public



1 bathroom



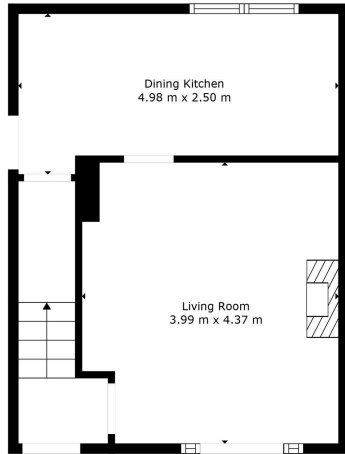
- + A three bedroom semi-detached villa with accommodation formed over three levels.
- + The property is conveniently located in the popular Midlothian town of Penicuik, close to an abundance of local amenities, schooling and quick transport links
- + A perfect first time home with the property offered to the market in good decorative order throughout
- + Choice of six primary schools and two high schools
- + Ideal for commuting, with the City of Edinburgh Bypass within easy reach.
- + Hill walking in the Pentland Hills and a wide range of sports and leisure facilities available
- + Driveway and neat front gardens
- + Front facing lounge with fireplace and French doors leading out onto front gardens
- + Contemporary dining kitchen with a range of floor and wall mounted storage, integrated appliances and access out onto gardens
- + First floor features two double bedrooms with built in wardrobes available
- + Third bedroom on the second floor with fantastic views towards the Pentland Hills
- + Enclosed rear gardens with storage shed and lawn
- + A perfect first time home or for young families
- + EPC Rating - D



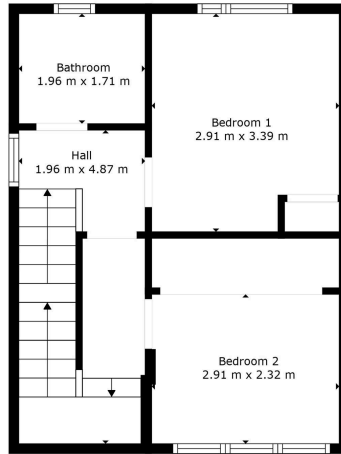




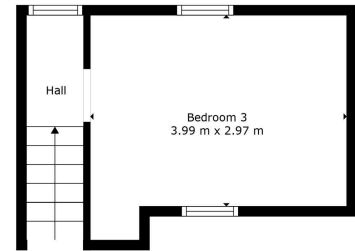




Floor 1



Floor 2



Floor 3



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Living Room	4.37 m x 3.99 m / 14'4" x 13'1"	Bathroom	1.96 m x 1.71 m / 6'5" x 5'7"
Dining Kitchen	4.98 m x 2.50 m / 16'4" x 8'2"		
Bedroom 1	3.39 m x 2.91 m / 11'1" x 9'7"		
Bedroom 2	2.91 m x 2.32 m / 9'7" x 7'7"		
Bedroom 3	3.99 m x 2.97 m / 13'1" x 9'9"		



Sharing is caring!

6/8 Bonnar Street,  
Dunfermline KY12 7JR

T: 01383 629720 F: 01383 621333, DX DF69



W: [maloco.co.uk](http://maloco.co.uk)