



## 21 Laverock Drive, Penicuik, Midlothian, EH26 0JL

Immaculately Presented, Two-Bedroom, Mid-Terrace Home with a Driveway & Rear Garden

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# Property Description

Immaculately presented, two-bedroom, mid-terrace home with a driveway and a rear garden set adjacent to woodland. Forming part of a quiet and leafy cul-de-sac, located in an established residential area of the popular town of Penicuik, Midlothian.

Comprises an entrance hall, living room, dining/kitchen, two double bedrooms, and a family bathroom.

Finished in light contemporary decor throughout, with a stylish bathroom and a fully integrated kitchen and - ready-to-move-in. Further highlights include gas central heating, double glazing, modern flooring, and good storage provision, including a loft.

With a driveway to the front, a terraced rear garden features decked and synthetic turf patio areas, a store shed, and a gate to woodland beyond.

This desirable area features further residential parking within the cul-de-sac, together with open green spaces.

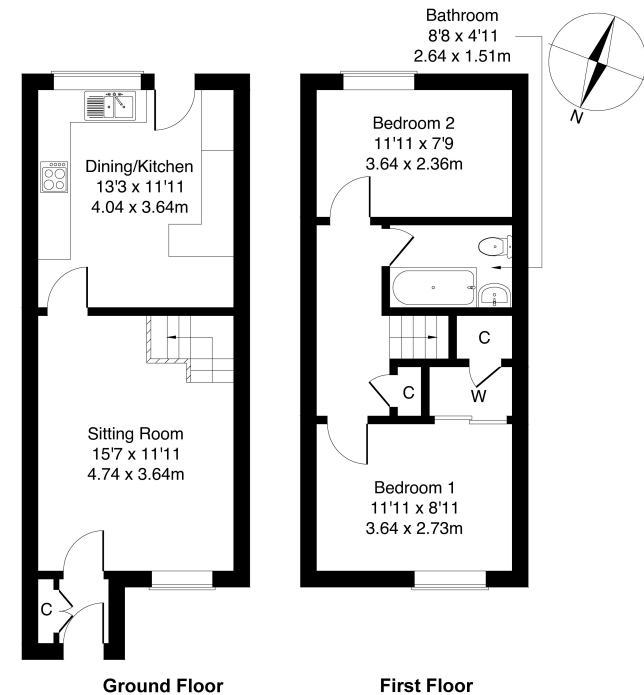
A welcoming porch provides access to all ground-floor accommodation within the property. The spacious sitting room features attractive wood-effect flooring, a central light fitting, and a slimline radiator, creating a comfortable and inviting living space. Accessed directly from the sitting room, the modern fitted kitchen is well-equipped with tile-effect flooring, stylish spotlighting, a sink with drainer, stone-effect splashback, and coordinating stone-effect worktops. The kitchen also offers direct access to the rear garden and comes complete with integrated appliances, including a fridge/freezer, dishwasher, washing machine, oven, and electric hob with canopy hood.

Two generously sized, carpeted bedrooms both benefit from



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Approximate Gross Internal Area: (721 sq ft - 67 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Nestled in the scenic heart of Midlothian, Penicuik offers the perfect blend of countryside charm and urban convenience. Just a short drive from the Edinburgh City Bypass, this well-connected town is ideal for commuters seeking a quieter pace of life without sacrificing accessibility. Penicuik features a wide range of amenities, including major supermarkets such as Tesco and Lidl, high street shopping, banking and postal services, and a vibrant selection of restaurants, cafés, and

traditional pubs. Families are well served with highly regarded schools, a local library, and a modern leisure centre with a gym and swimming pool. Set between the Pentland Hills and the River North Esk, the surrounding countryside provides a wealth of outdoor activities—from walking and cycling to climbing, golf, and skiing at the nearby Hillend dry-slope facility. Excellent road links via the A701 and A702, along with regular bus services, ensure easy access to Edinburgh and beyond.







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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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