



# Property Description

Light and tastefully presented, two-bedroom, semi-detached bungalow with gardens, a driveway and an adjoining garage. Located in a quiet and desirable residential area of Midlothian town of Penicuik, to the south of Edinburgh.

Comprises an entrance hallway, living room, kitchen, two double bedrooms, and a shower room. New windows and front door installed in December 2025, along with a newly fitted gas boiler.

A highly sought-after property type, with impressive gardens and superb storage. Features include a fitted kitchen with appliances, gas central heating, double glazing, and a gas fireplace for the lounge.

In addition, there is a double-height garage with power and lighting, and a partially floored loft space. A generous plot incorporating a lawn, patios, a store shed, an eclectic mix of established shrubbery, and a double driveway.

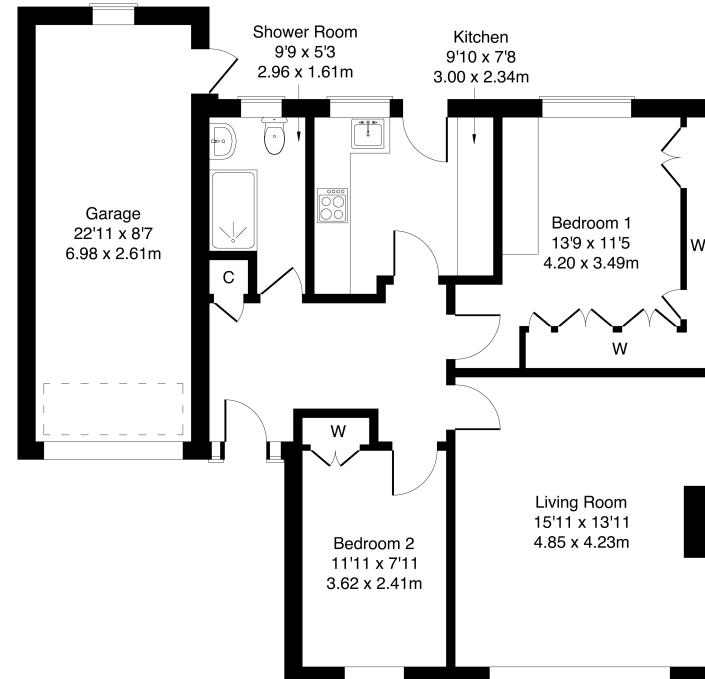
A welcoming entrance provides access to all rooms, allowing for convenient, functional living, and leads to the living room, which is finished with carpeted flooring and features a fireplace and a large window, making it an ideal space for entertaining guests. The kitchen has been finished with contemporary tiled-effect flooring, complemented by a matching granite-effect worktop and splashback, and includes a stainless steel sink with drainer, an integrated oven and gas hob with canopy above, as well as a washing machine, dishwasher, and fridge/freezer.

Both bedrooms are finished with carpeted flooring, with bedroom one further benefiting from large built-in cupboards ideal for storage. To the rear of the property is the shower room, comprising a modern three-piece suite with a shower cubicle and a ladder-style radiator.

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**5 Mauricewood Rise, Penicuik EH26 0BJ**

Approximate Gross Internal Area: (980 sq ft - 91 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 perfectly blends countryside calm with city convenience, making it an ideal choice for commuters seeking a relaxed lifestyle without sacrificing accessibility. Located just minutes from the Edinburgh City Bypass, the town offers excellent road links via the A701 and A702, as well as frequent bus services to Edinburgh and nearby areas. Penicuik boasts a wide range of amenities, including major supermarkets such as Tesco, Lidl, and a new Farmfoods store, diverse high street shops, banking and postal services, as well as a

vibrant selection of restaurants, cafés, and traditional pubs. Family-friendly facilities abound, with excellent schools, a local library, and a modern leisure centre equipped with a gym and swimming pool. Surrounded by the Pentland Hills and the River North Esk, the area offers a wealth of outdoor activities, including walking, cycling, climbing, golf, and skiing on the nearby Hillend dry slope, catering to all interests and lifestyles.





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