



PENICUIK, 20 LAWRIE DRIVE EH26 0HQ

Fixed Price £118,500



PENICUIK, 20 LAWRIE DRIVE EH26 0HQ

PENICUIK 20 LAWRIE DRIVE EH26 0HQ

Well presented, terraced villa in quiet residential location in popular Penicuik. The accommodation which has been well maintained throughout comprises hall, living room, breakfast kitchen, conservatory, two double bedrooms and bathroom. Gas central heating. Double glazing. Garden areas to front and rear.

VIEWING

By Appt tel 07903995013 or 0131 247 1010.

Penicuik is situated in attractive open countryside and is within commuting distance of Edinburgh. Its old village centre has expanded to provide a good range of shops including supermarkets and it has both primary and secondary schools as well as good sports facilities. The lovely Borders countryside is easily accessible and offers many recreational opportunities.

Extras to be included are the fridge/freezer, washing machine, carpets and blinds. (Please note that no guarantees or warranties will be provided for the appliances).

ACCOMMODATION

HALL

Accessed via UPVC and glass front door. Cupboard housing electricity meter and fuse box. One radiator. Stairs to first floor and door off to living room.

LIVING ROOM: 4.49m x 4.01m

Nice bright room with large picture window to front overlooking the garden area. Plain coving. Timber Fire surround with marble effect insert and hearth with electric fire. Telephone point. One radiator. Astragal door to kitchen.

BREAKFAST KITCHEN: 5.09m x 2.26m

Well proportioned breakfast kitchen with window to rear overlooking the garden. The kitchen is fitted with a range of modern top and base units which incorporate drawer storage. High black gloss finish worktops. Gas hob and electric oven. Plumbing for automatic washing machine. Laminate

tilled effect flooring. Plain coving. Stainless steel sink unit. There is ample space for a table and chairs. Good storage cupboard. Wall mounted central heating boiler. Space for fridge/freezer. Door to conservatory.

CONSERVATORY: 2.78m x 2.14m

Lovely conservatory being fully glazed to two sides, with door giving access out to the garden. Two fitted wall lights. Laminate flooring.

FIRST FLOOR

The upper landing is accessed via a carpeted staircase from the downstairs hall. Smoke alarm. Hatch to attic space. Doors off to:-

BEDROOM: 4.00m x 3.16m (excluding wardrobe)

Good sized bright double bedroom with two windows to front. Ceiling coving. Deep built-in wardrobe with fitted shelf and hanging rail, having mirror fronted sliding doors. Telephone point. One radiator.

BEDROOM: 3.54m x 3.03m

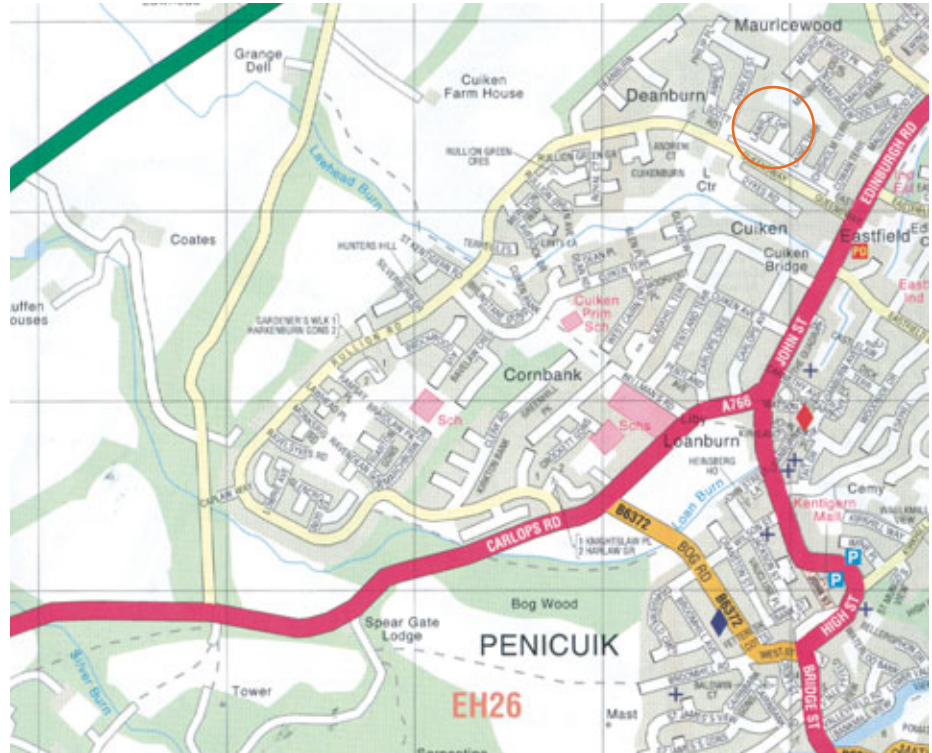
Further double bedroom with window to rear. Plain covering. Telephone point. One radiator.

BATHROOM: 1.78m x 2.00m

Opaque window to rear. The bathroom is fitted with a white three piece suite comprising wc, wash-hand basin and bath with mixer shower attachment. Shower rail and curtain. Fully tiled to bath area. Laminate flooring. One radiator.

GARDENS

The garden to the front of the property has planted borders which house a variety of plants. Light stone chipped finish. The garden is enclosed with fencing. If a driveway was required an application to the local authority for planning permission would be required. The garden to the rear of the property is a well maintained garden, having a small grass area and planted borders which house a variety of plants, shrubs and trees. The garden is enclosed with timber fencing and finished with a light gravel finish. Access to the rear garden is also via a vennel to the side of the property which is partly owned with number 22.



MORTON FRASER LLP

Quartermile Two, 2 Lister Square, Edinburgh EH3 9GL
Tel: 0131 247 1010

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of a contract. 1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

