





PENICUIK

20 Mauricewood Avenue
EH26 0BH

VIEWING

By appointment telephone
0131 247 1010 or
01968 675 353

PRICE

Offers Around £190,000

Spacious, extended detached bungalow situated in a quiet residential cul-de-sac close to Mauricewood Primary School and Beeslack High School. The accommodation comprises vestibule, hall with two good storage cupboards and access to a partially-floored attic. Bright living room with large picture window to front overlooking the garden with tiled fire surround and electric fire. Fitted kitchen with a range of top and base units with electric hob, oven and cooker hood. Door access which leads out to the side porch which is fully glazed to three sides and gives access out to the side garden. Two double bedrooms. Spacious dining room which leads into the conservatory. Lovely bright conservatory which is fully glazed to three sides with a tiled floor and door which leading out to the garden. Bathroom with three-piece coloured suite and chrome shower/mixer tap attachment over. Gardens to front and rear. Single garage. Driveway with parking for 2/3 cars. Double glazing. Electric heating.

LOCATION

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 highly regards primary and secondary schools as well as good sports facilities. The lovely Borders countryside is easily accessed and offers many recreational opportunities. There is a regular bus service to Edinburgh. Further shopping is available at nearby Straiton.

FIXTURES AND FITTINGS

Extras to be included are most carpets.

GARDENS

The front garden is well maintained and has a lawn area with planted borders and is enclosed with a timber fence. Paved path access to the side of the property. There is a driveway with parking for 2-3 cars and access to the garage. There is a paved side garden with an external tap which leads through to the rear garden. The rear garden has a raised lawn area and planted display borders and is fully enclosed with timber fencing and a hedge.

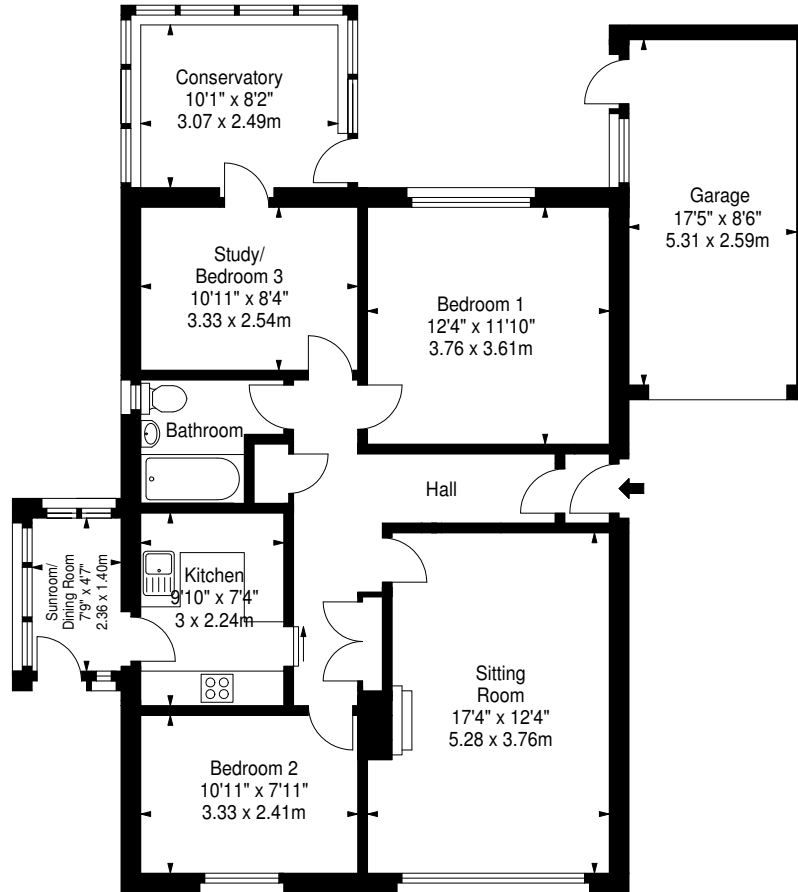
GARAGE

Single garage with up and over door with window and door leading out to rear garden. The garage has the benefit of both power and light.

PARKING

There is a driveway with parking for up to three cars.

Mauricewood Avenue, EH26 0BH
Approx. Gross Internal Area
1108 Sq Ft - 102.93 Sq M
(including Garage)



Ground Floor

MORTON FRASER LLP

Quartermile Two, 2 Lister Square, Edinburgh EH3 9GL

Tel: 0131 247 1010

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.

