



THE PINES

Mauricewood, Penicuik, EH26 0NH



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A beautifully modernised five-bedroom family home offering versatile accommodation, generous living space and extensive outdoor space, complemented by a gated driveway and double garage, all within easy reach of the Pentland Hills and commuting distance to Edinburgh.

Penicuik 1.2 miles, Edinburgh 9.4 miles, Edinburgh Airport 12.3 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Porch, Galleried Hall, Sitting Room, Dining Room, Garden/Drawing Room, Study/Bedroom 5, Large Kitchen/Breakfast Room with Garden Access, Utility Room, Cloakroom with WC, and Drying Room.

First Floor: Master Bedroom with En-Suite Bathroom and Dressing Area, Bedroom with Ensuite Shower Room, Two Double Bedrooms and a Family Bathroom.

Garden: Extensive Terrace with direct access from the kitchen surrounded by mature borders.

Double Garage & Driveway: Detached Double Garage Block with electricity, plumbing, and an electric car charging point. Monobloc parking area to the front approached via an electric entrance gate.



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Situation:

Situated in a peaceful semi-rural setting between Penicuik and Flotterstone, The Pines enjoys an enviable position nestled amongst established woodland while remaining exceptionally convenient for access to Edinburgh and the surrounding transport network. Penicuik, only a short drive away, offers an excellent range of local amenities including supermarkets, independent shops, cafés, professional services, and both primary and secondary schooling. The nearby Pentland Hills Regional Park provides outstanding opportunities for walking, cycling, and outdoor recreation, while Hillend Ski Centre and Glentress mountain biking trails are both within easy reach.

The Edinburgh City Bypass is conveniently accessible and provides excellent road links to East and West Lothian, Midlothian, Glasgow, Stirling, and Edinburgh International Airport. Edinburgh city centre, Scotland's historic capital and a UNESCO World Heritage Site, is readily accessible and offers a superb range of cultural attractions, restaurants, shopping, financial institutions, and leisure facilities. The surrounding area also benefits from numerous golf courses, country pursuits, and scenic countryside walks, making it an ideal location for commuters and families alike.

General Description:

The Pines is an impressive and beautifully presented detached contemporary home offering extensive, versatile accommodation over two levels. Tastefully modernised and exceptionally well maintained by the current owners, the property combines generous family living with superb entertaining space, creating a stylish yet welcoming home, perfectly suited to modern family life.

Approached via an electric entrance gate, the property enjoys a high degree of privacy, with a monobloc driveway leading to a parking area in front of the double garage. Established timber boundary fencing and mature woodland surroundings create a peaceful and secluded setting.

Steps lead up to the front door with glazed side panels which opens into a welcoming porch and galleried reception hall, providing access to the principal living areas. The spacious sitting room, complete with a wood-burning stove, offers an elegant and relaxing environment, while the formal dining room is ideal for entertaining and family gatherings. A versatile study/bedroom five provides excellent flexibility for home working or guest accommodation.



Particular emphasis has been placed on the heart of the home, the outstanding contemporary kitchen and breakfast room area. Thoughtfully designed and extensively glazed, this exceptional space enjoys an abundance of natural light and seamless connection to the surrounding garden and patios, accessed via bifold glass doors. It offers extensive worktop space and quality fittings, including an Everhot Range cooker and fridge-freezer. There is ample room for dining and socialising, providing a superb setting for both everyday living and entertaining.

The adjoining family Garden/Drawing Room, featuring a striking vaulted ceiling and a multi-fuel stove, further enhances the entertaining space and creates a bright and inviting area from which to enjoy views over the gardens throughout the seasons. A spacious utility room with washing machine and dryer and additional storage space, a drying room, two additional storage cupboards and a cloakroom, complete the ground floor accommodation.

On the first floor, the principal bedroom suite features fitted wardrobes, a dressing area, and a stylish en-suite bathroom complete with separate bath and shower, bidet, and his-and-hers sinks. The second bedroom also benefits from built-in wardrobes and an en-suite shower room, while two further large double bedrooms, both with fitted wardrobes, are served by a modern family bathroom.

The property additionally benefits from a security alarm system, CCTV cameras, and a secure built-in gate-entry system. Overall, The Pines represents a rare opportunity to acquire a substantial and beautifully appointed family home offering impressive living and entertaining space within a peaceful and secure yet highly accessible location.

Gardens and Grounds

The garden and grounds have been thoughtfully landscaped for ease of maintenance, featuring extensive patio areas to the rear, ideal for outdoor dining and relaxation, alongside mature specimen trees and well-stocked shrub borders within established woodland surroundings, creating an attractive and tranquil setting. As well as the large driveway to the front, there are gates on both sides of the property leading conveniently to the rear garden.

Double Garage

Further complementing the property to the front is a substantial detached double garage block providing excellent secure parking, workshop potential, and additional storage facilities. It benefits from electricity, plumbing, a fuse box, and an electric car charging point.



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH26 0NH.

Fixtures and Fittings

Only items mentioned in the particulars of sale are included in the price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Oil-fired Central Heating, Mains Electricity and Water, Drainage to a Septic Tank.

Local Authority

Midlothian House, 40-46 Buccleuch Street, Dalkeith, EH22 1DN. 0131 270 7500.

Council Tax

Band H

EPC Rating

Band C

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

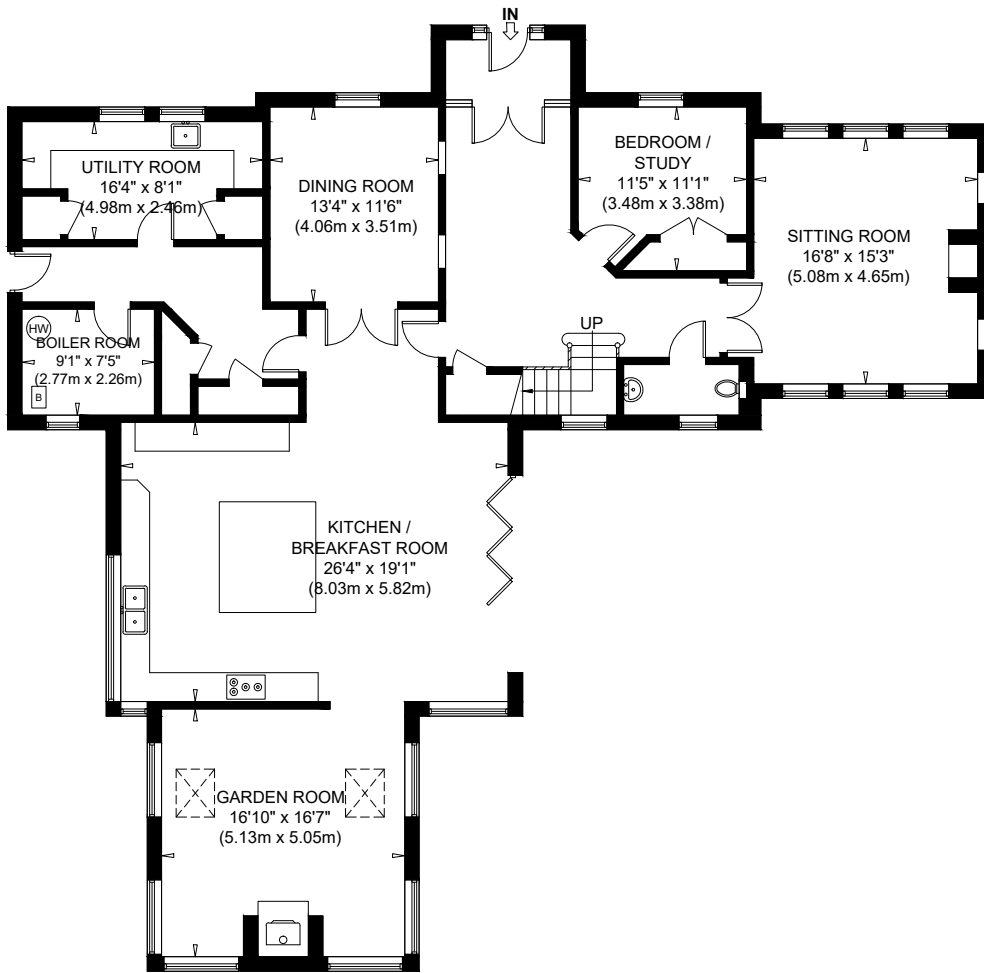
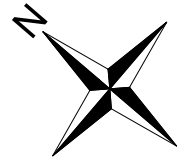
This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

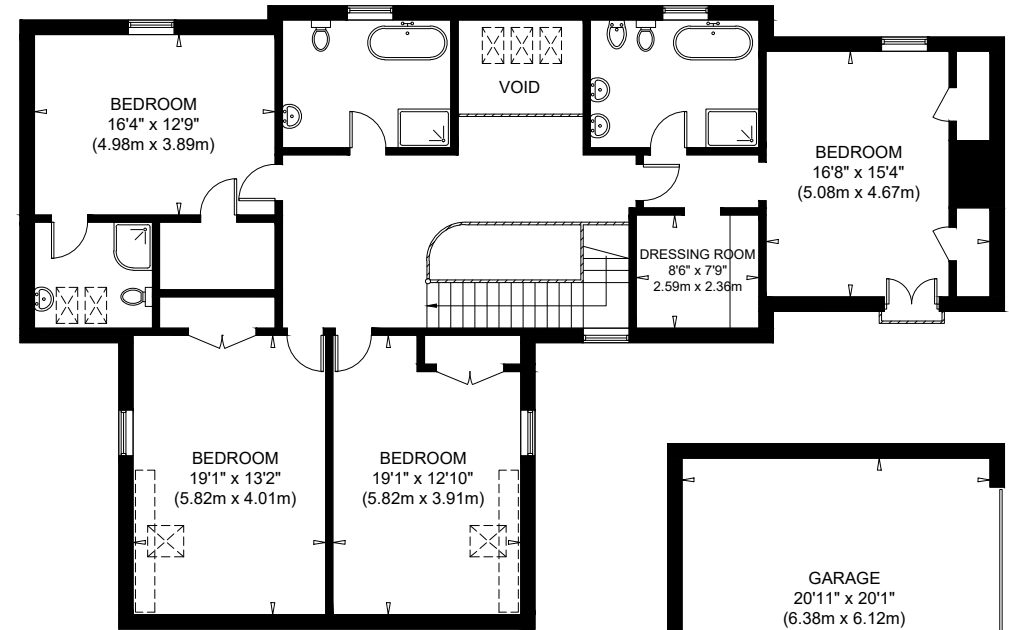








GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 197.5 SQ M / 2126 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 167.1 SQ M / 1798 SQ FT

GARAGE
GROSS INTERNAL
FLOOR AREA 39.0 SQ M / 420 SQ FT

THE PINES
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 364.6 SQ M / 3924 SQ FT
GARAGE = 39.0 SQ M / 420 SQ FT
TOTAL = 403.6 SQ M / 4344 SQ FT

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Anti Money Laundering



All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy [Privacy Policy | Rettie] and Coadjute's Data Security Statement [Data Security Statement - Coadjute].





The Places

RETTIE

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