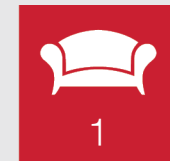




**Thorntons**  
The right way to move

## 20 Pentland Terrace,

Penicuik, Midlothian, EH26 0EG



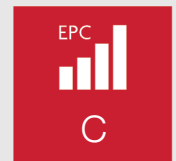
1



2



1



C





## Summary

Set in the popular town of Penicuik, just under 10 miles from central Edinburgh, this attractive lower villa is sure to appeal to a wide range of buyers, including first-time buyers, young families, downsizers, rental investors, and city professionals. The home comprises two double bedrooms, a large living room, a kitchen, a study and a wet room. Outside, 20 Pentland Terrace benefits from a private rear garden, two outbuildings, a private driveway and easy access to local amenities, schools, shops, parks and commuter links.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

## Features

- Lower villa in Penicuik
- Part of an established residential development
- Crisp, modern interiors
- Entrance vestibule and hall with storage
- Sunny and spacious living room with a press
- Attractive kitchen with rear access
- Southeast-facing main bedroom
- Second double bedroom
- Versatile study with a southwesterly aspect
- Wet room
- Private rear garden
- Workshop and garden shed
- Private driveway parking
- Gas central heating and double glazing



“A two-bedroom lower villa in Penicuik, complemented by a good-sized private garden featuring a workshop and a garden shed, plus private driveway parking.”









“The property is conveniently located close to the centre of Penicuik and easy reach of amenities, including schools, parks, supermarkets and other shops, and bus/road links.”



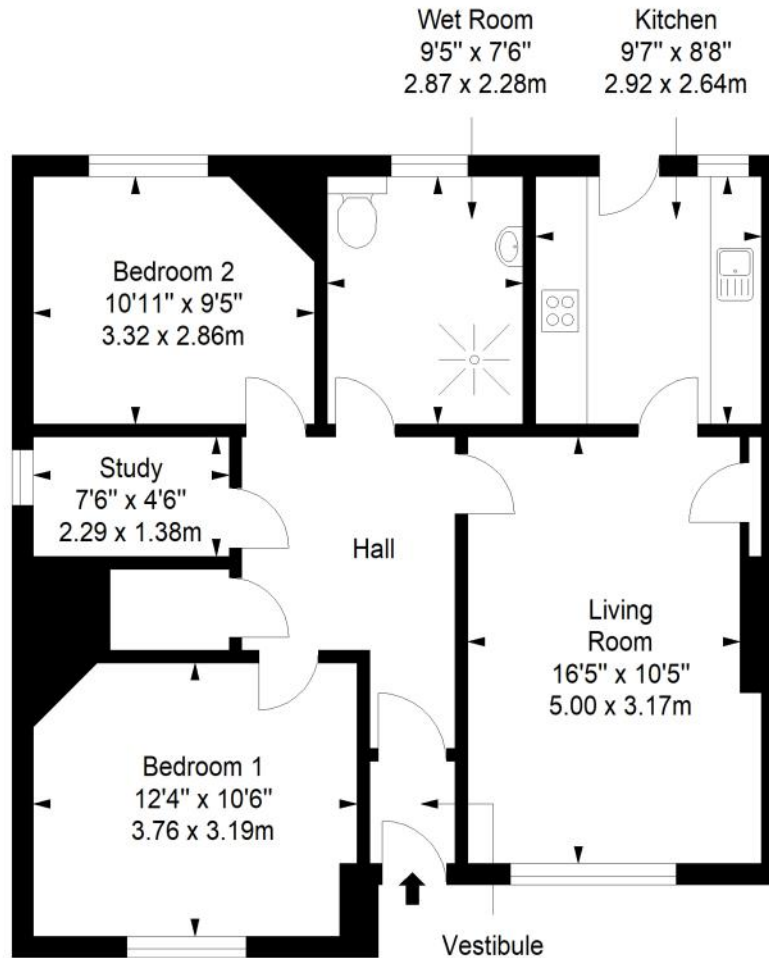




# Floorplan

## Ground Floor

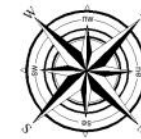
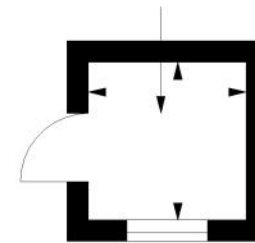
Approx. 69.4 sq. metres (747.0 sq. feet)



## Shed

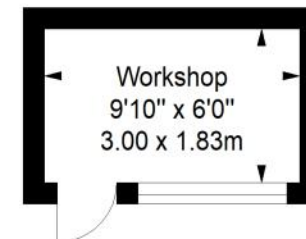
Approx. 3.4 sq. metres (36.6 sq. feet)

Garden Shed  
6'1" x 6'0"  
1.86 x 1.83m



## Shed

Approx. 5.5 sq. metres (59.2 sq. feet)



Total area: approx. 78.3 sq. metres (841.8 sq. feet)



# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cupareaa@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland