



## 36 Cranston Street, Penicuik

Midlothian, EH26 9BP

















### Summary

Situated in the popular town of Penicuik, just 10 miles from the heart of Edinburgh, this two-bedroom lower villa benefits from a large secure garden and conveniently unrestricted on-street parking. It boasts a quiet yet central location, within easy walking distance of shops, services, bus links, and schools, making it an attractive option for professionals, young families, and downsizers. The villa is well-proportioned, offering ample natural light and a modern neutral finish. In addition to two double bedrooms and a bathroom, there is a living room with a social connection to a stylish kitchen featuring a dining area and access to the garden.

Extras: All fitted floor and window coverings and light fittings will be included in the sale.

### Features

- Quiet, central address in a popular country town
- Traditional lower villa with a modern neutral presentation
- Vestibule and hall with storage
- Light-filled living room with kitchen access
- Bright and stylish dining kitchen with garden access
- Two inviting double bedrooms
- Bright bathroom with a shower-over-bath
- Private front and rear gardens (secure at the rear with a shed)
- Unrestricted on-street parking
- Gas central heating and double glazing



"A welcoming modern home with two double bedrooms and interconnected spaces for dining and relaxation."

















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# Floorplan

Ground Floor

Vestibule

Approx. 70.2 sq. metres (755.6 sq. feet) Bathroom 6'5" x 5'4" 1.95 x 1.63m Dining Kitchen Bedroom 2 12'6" x 9'4" 12'1" x 9'4" 3.82 x 2.84m 3.68 x 2.85m Shed Hall Approx. 5.7 sq. metres (61.4 sq. feet) Living Room 14'11" x 12'6" Bedroom 1 4.55 x 3.81m 15'5" x 11'3" Shed

Total area: approx. 75.9 sq. metres (817.0 sq. feet)

4.69 x 3.43m

8'10" x 6'11" -2.70 x 2.10m





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