

# 57 JOHN STREET

Penicuik, Midlothian, EH26 8HL



**Thorntons**   
The right way to move

# CONTENTS

THE FLOORPLAN .....	04
THE PROPERTY .....	06
THE ENTRANCE .....	09
RECEPTION ROOMS .....	10
THE KITCHEN .....	17
THE BEDROOMS .....	20
THE BATHROOMS .....	25
GARDENS & PARKING .....	27
AREA .....	30



PROPERTY NAME  
57 John Street

LOCATION  
Midlothian, EH26 8HL

APPROXIMATE TOTAL AREA:  
218.2 sq. metres 2348.7 sq. feet)

Ground Floor-  First Floor-  Second Floor-

The floorplan is for illustrative purposes. All sizes are approximate.



This impressive six-bedroom detached residence spans three floors and offers ample, versatile space for families, including four reception rooms and two bathrooms. The charming period home is situated in the popular town of Penicuik, approximately 30 minutes' commute from central Edinburgh. It features a large walled garden with a sunny aspect, and unrestricted parking is available close by.

## GENERAL FEATURES

- Country town location close to Edinburgh
- Substantial stone-built detached house
- Retained period features and easily adaptable décor
- Excellent versatility for families
- EPC Rating - TBC

## ACCOMMODATION FEATURES

- Vestibule and hall with storage
- Southwest-facing living room
- Garden-facing dining room with kitchen access
- Bright, well-appointed kitchen with garden access
- Multi-purpose study
- First-floor drawing room
- Six double bedrooms
- Ground-floor shower room
- First-floor bathroom with shower-over-bath
- Extensive built-in storage
- Gas central heating and partial double-glazing

## EXTERNAL FEATURES

- Front garden and large walled rear garden, both with a sunny aspect
- Three external stone-built cellars
- Unrestricted on-street parking close by

# SOUGHT-AFTER COUNTRY TOWN CLOSE TO THE CAPITAL





# A SUBSTANTIAL PERIOD HOME

*WITH A SMALL TOWN SETTING CLOSE TO  
THE CAPITAL*

This stone-built detached residence lies in the heart of Penicuik, a small town at the foot of the Pentland Hills with excellent transport connections, day and night, into nearby Edinburgh. The property instantly appeals with a handsome double-fronted facade that conceals a generous three-storey home with six double bedrooms, two bathrooms, and four reception rooms. This layout allows for flexibility to accommodate large families, multi-generational living, or even a potential hospitality venture, subject to consent. Traditional twelve-pane sash windows illuminate the interiors, which retain such authentic features as corncicing and decorative fireplaces, offset by a subtly decorated backdrop. The property is further enhanced by well-established gardens, walled at the rear, and parking is on-street.

# INVITING AREAS

*FOR RELAXATION,  
DINING, AND  
HOMEWORKING*

An entrance vestibule and hall, with a deep storage cupboard, provide access to multiple living areas laid with practical wood-toned flooring. The dining room overlooks the rear garden, connects conveniently to the kitchen, and includes useful built-in storage. The study is a quiet, sunny space for home working or a cosy family room.



The living room, filled with afternoon sunlight, is centred around a fireplace flanked by elegant storage alcoves.





*ON THE FIRST FLOOR, A SOUTHERLY-FACING DRAWING ROOM, WHICH INCLUDES A STORAGE ALCOVE, OFFERS AN ADDITIONAL SPACE FOR RELAXATION, COMPLETE WITH A HOMELY GAS FIRE.*



# THE KITCHEN



## A LIGHT-FILLED KITCHEN – WELL-EQUIPPED AND TASTEFULLY STYLED

The kitchen is flooded with natural light from double-aspect picture windows that frame tranquil garden views. Located at the rear of the ground floor, it provides direct access to the garden and three external storage cellars. The kitchen, while modern, features a timeless Shaker-inspired design in natural tones. A good selection of units is complemented by ample workspace and essential appliances, including an integrated double oven and electric hob and an under-counter washing machine, fridge, and dishwasher. A standalone freezer is located in one of the outside cellars.





# SIX LIGHT AND AIRY BEDROOMS SET OVER THREE LEVELS

## SPACIOUS & VERSATILE

The ground floor is completed by a rear-facing principal bedroom with fitted storage, neighboured by a shower room that effectively creates a secluded suite, also ideal for guests or live-in relatives. Over the upper two levels, there are five more spacious and versatile double bedrooms. One has attractive bespoke wardrobes, while two boast charming cast-iron fireplaces.







## WASHING FACILITIES

### *ON TWO LEVELS*



The modern ground-floor shower room is tastefully tiled, as is the first-floor bathroom, which is traditionally appointed and has a shower over bath.

Extras: The sale includes fitted floor and window coverings, light fittings, and integrated/freestanding appliances.



## *A SAFE SPACE FOR OUTDOOR RECREATION*

In addition to a planted front garden, a large walled rear garden provides a secure space for children and pets, with a lovely sense of privacy. It features a neat lawn, well-stocked beds, leafy trees, sunny seating spots, and good external storage. Parking options include both restricted and unrestricted spaces on the street in the immediate vicinity.

# DELIGHTFUL WALLED GARDEN



Situated just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with all the advantages of city living. The bustling town centre is home to a selection of high-street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets, plus more extensive shopping facilities at nearby Straiton Retail Park. Residents of Penicuik are spoilt for choice when it comes to sports and fitness activities, including a state-of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding

countryside – from invigorating hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk. Penicuik is served by several primary schools and two high schools and is also well-placed for excellent independent schools and private childcare options. Thanks to its southerly location, Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. The town also enjoys excellent public transport links to the city centre, including express commuter services.

# PENICUIK, MIDLOTHIAN





# 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  
cuparea@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  
edinburghea@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

---

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



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS