






**Thorntons**   
The right way to move

## 27 Pentland Terrace

Penicuik, Midlothian  
EH26 0EF

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## Summary

This two-bedroom lower villa offers an appealing modern home for professionals, downsizers, or young families. It is ready for its new owners and lies close to the centre of Penicuik - a popular town less than 10 miles from Edinburgh, which is served by good road and bus links. There is a private enclosed garden to the front of the property and, to the rear, an expansive southerly-facing garden with private and shared areas. Parking is on-street and conveniently unrestricted.

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

## Features

- Close to town centre amenities
- Bright and spacious lower villa
- Entrance hall with deep store cupboard
- Living/dining room connected to:
- Bright kitchen with rear garden access
- Two airy double bedrooms
- Bathroom with shower-over-bath
- Private enclosed front garden
- Large sunny rear garden with private and shared areas
- Unrestricted on-street parking
- Gas central heating and double-glazing



“A bright living room is conveniently connected to a sunny kitchen that opens onto southerly-facing private and communal gardens.”







“Located to the front of the property is a good-sized private garden that is enclosed, plus handy unrestricted on-street parking.”

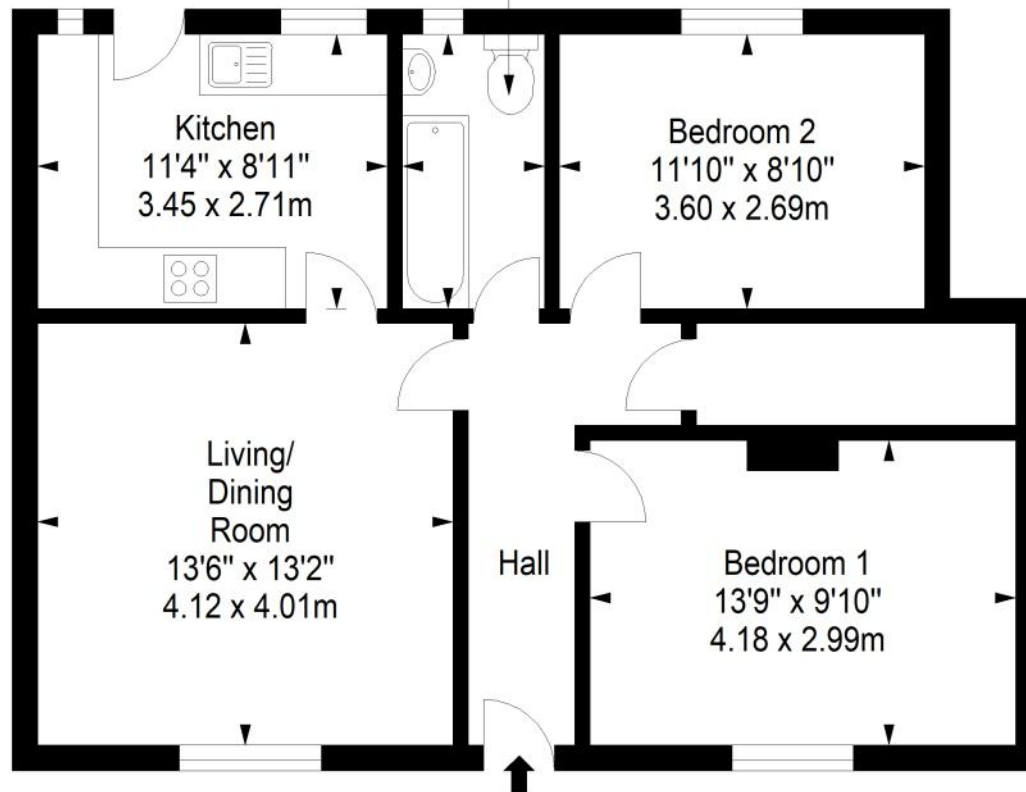
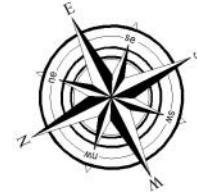


# Floorplan

## Ground Floor

Approx. 65.0 sq. metres (699.7 sq. feet)

Bathroom  
8'10" x 4'7"  
2.69 x 1.39m



Total area: approx. 65.0 sq. metres (699.7 sq. feet)



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