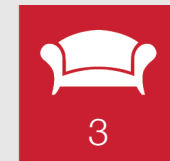




Thorntons
The right way to move

3 Caplaw Way Penicuik

Midlothian, EH26 9JE





Summary

Set within a quiet cul-de-sac in an established development on the edge of Penicuik, this four-bedroom, two-bathroom detached house offers spacious and flexible accommodation that is sure to appeal to families. The home is presented with mostly neutral décor and is accompanied by a secluded garden backing onto green space and woodland. Furthermore, the house is situated close to a selection of shops, schools covering primary and secondary levels, transport links connecting across the county and further afield, and sports and leisure facilities.

Extras: All fitted floor coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Detached house on the edge of Penicuik
- Bordering open green space and woodland
- Welcoming entrance hallway
- Elegant living room with multi-fuel stove
- Open plan study/dining room and south-facing sunroom
- Well-appointed breakfasting kitchen
- Four bedrooms with built-in storage
- Ground-floor shower room
- First-floor bathroom with shower-over-bath
- South-facing, secluded rear garden
- Attached single garage and multi-car driveway
- Gas central heating and double glazing (except roof lights in downstairs shower room and kitchen)



“This generous detached house is sure to appeal to families, with a wealth of living space, four bedrooms, and two bathrooms.”







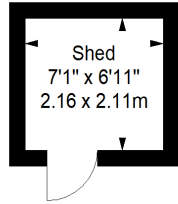


“The home boasts a tranquil location, within a quiet cul-de-sac and adjacent to open green space and woodland.”

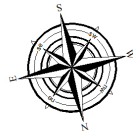
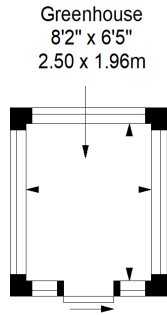


Floorplan

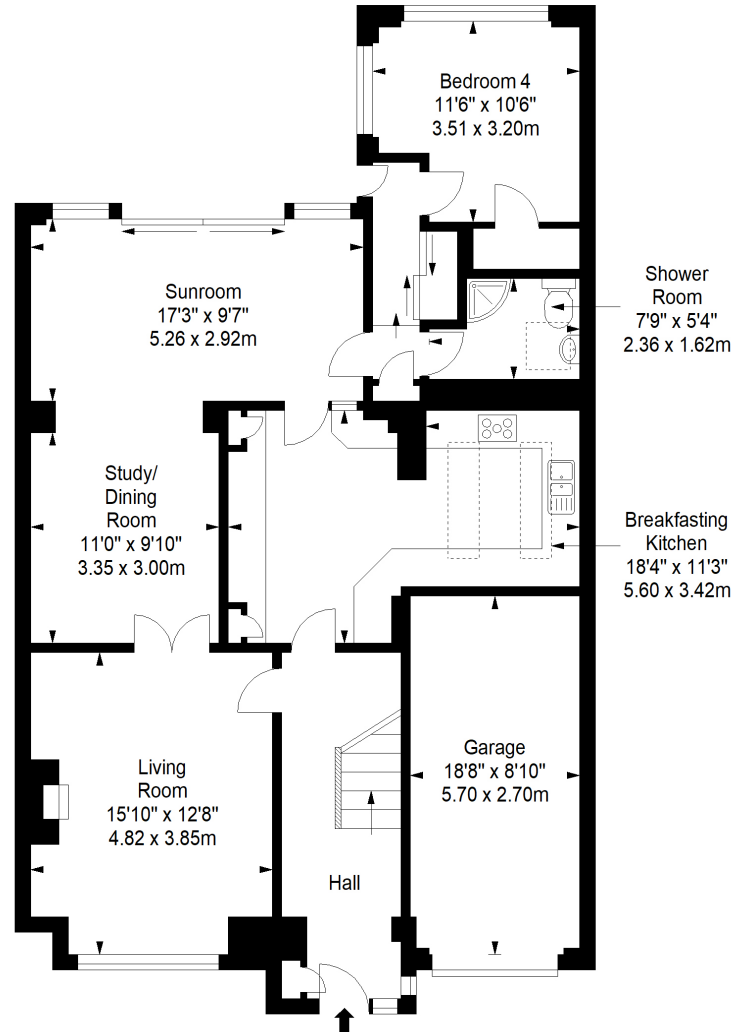
Shed
Approx. 4.6 sq. metres (49.5 sq. feet)



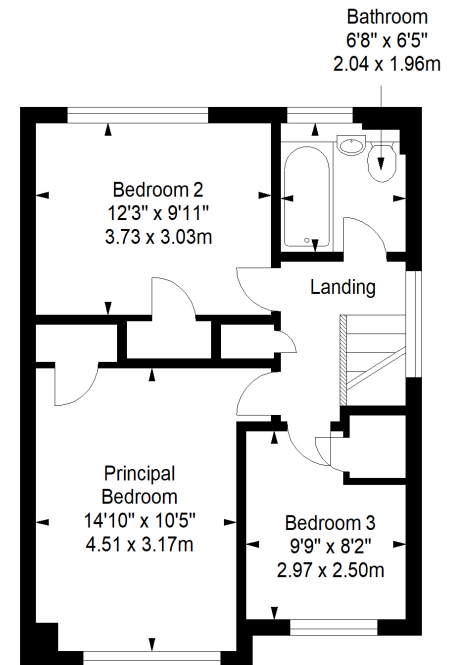
Greenhouse
Approx. 4.9 sq. metres (52.7 sq. feet)



Ground Floor
Approx. 113.6 sq. metres (1222.8 sq. feet)



First Floor
Approx. 47.9 sq. metres (515.6 sq. feet)



Total area: approx. 171.0 sq. metres (1840.6 sq. feet)



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