



**Thorntons**   
The right way to move

## 17 Muirhead Place

Penicuik, Midlothian, EH26 0LE







## Summary

This three-bedroom semi-detached house is a lovely property with a convenient location in popular Penicuik. It is within brief strolling distance of both primary and secondary schools, and is close to amenities and transport links. The home itself offers a sociable flow of living accommodation, as well as a quality kitchen and bathroom.

Furthermore, it has private parking for three cars and an enclosed rear garden with a suntrap, southeast-facing aspect. Perfect for families, this garden has space for summer dining and a neatly kept lawn, fringed by colourful mature plants. Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, a freestanding fridge/freezer, a washing machine, a single bed with mattress, and two large storage units and racking in the garage to be included.

## Features

- A well-presented semi-detached house
- Desirable location in Penicuik
- Bright hall with understairs storage
- Airy living room with wall-mounted fire
- Openly accessed kitchen/dining room
- Naturally-lit landing
- Two double bedrooms (one with wardrobes)
- Versatile study/single bedroom
- 3pc bathroom with overhead shower
- Private gardens to the front and rear
- Monoblock driveway and single garage
- Gas central heating and double glazing





"A well-presented semi-detached house with an open-plan kitchen/dining room, three bedrooms, and a quality bathroom"











"Offers private parking for three cars  
and a suntrap rear garden with a  
southeast-facing aspect"



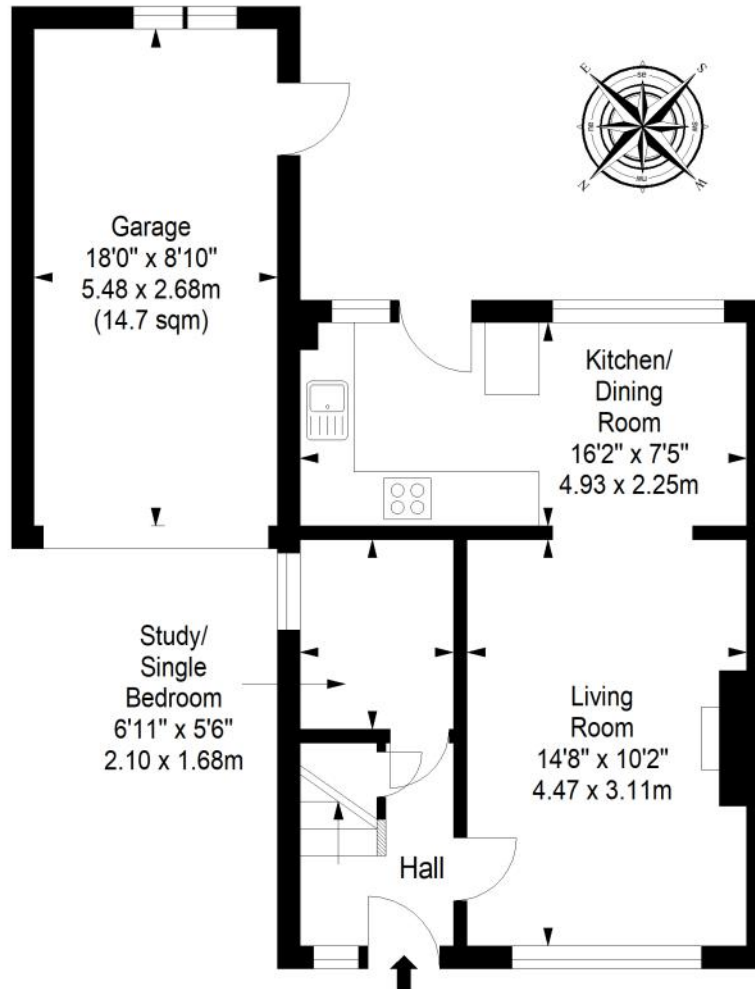




# Floorplan

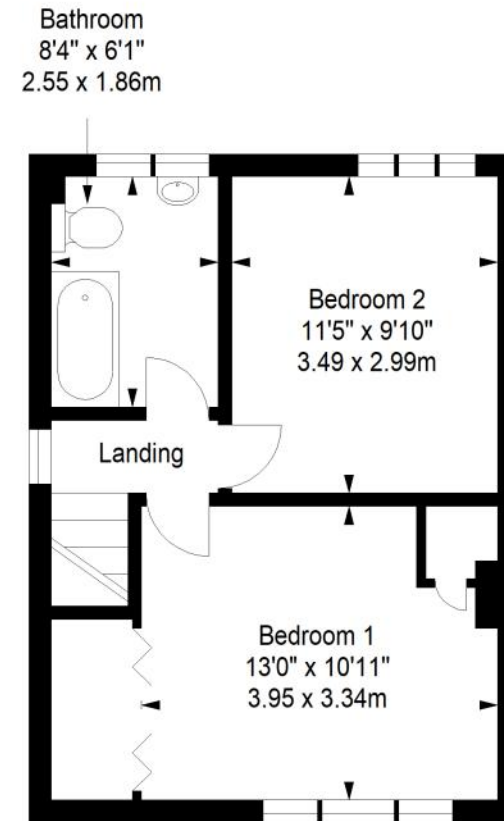
## Ground Floor

Approx. 34.2 sq. metres (368.1 sq. feet)



## First Floor

Approx. 34.2 sq. metres (368.1 sq. feet)



Total area: approx. 68.4 sq. metres (736.2 sq. feet)



# Thorntons<sup>↑</sup>

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