



## 11 Marchburn Drive

Penicuik, Midlothian, EH26 9HE



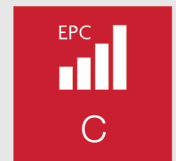
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## Summary

This three-bedroom detached house in Penicuik, with spacious living areas, represents an ideal family home and forms part of an established residential development. Many of the town's fantastic amenities lie within easy reach of the property, including several schools from primary to secondary level, shops, transport links, and scenic open spaces, such as the Pentland Hills Regional Park which is just a short drive away.

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

## Features

- Detached house in Penicuik
- Entrance hall with storage
- Semi open-plan living room and dining room
- Kitchen with garden access
- Three bedrooms with built-in storage
- Bright shower room
- Good-sized front and rear gardens
- Large detached garage
- Private driveway for multiple vehicles
- Gas central heating system
- Double-glazed windows



"This spacious three-bedroom detached house in Penicuik is sure to appeal to a wealth of buyers."



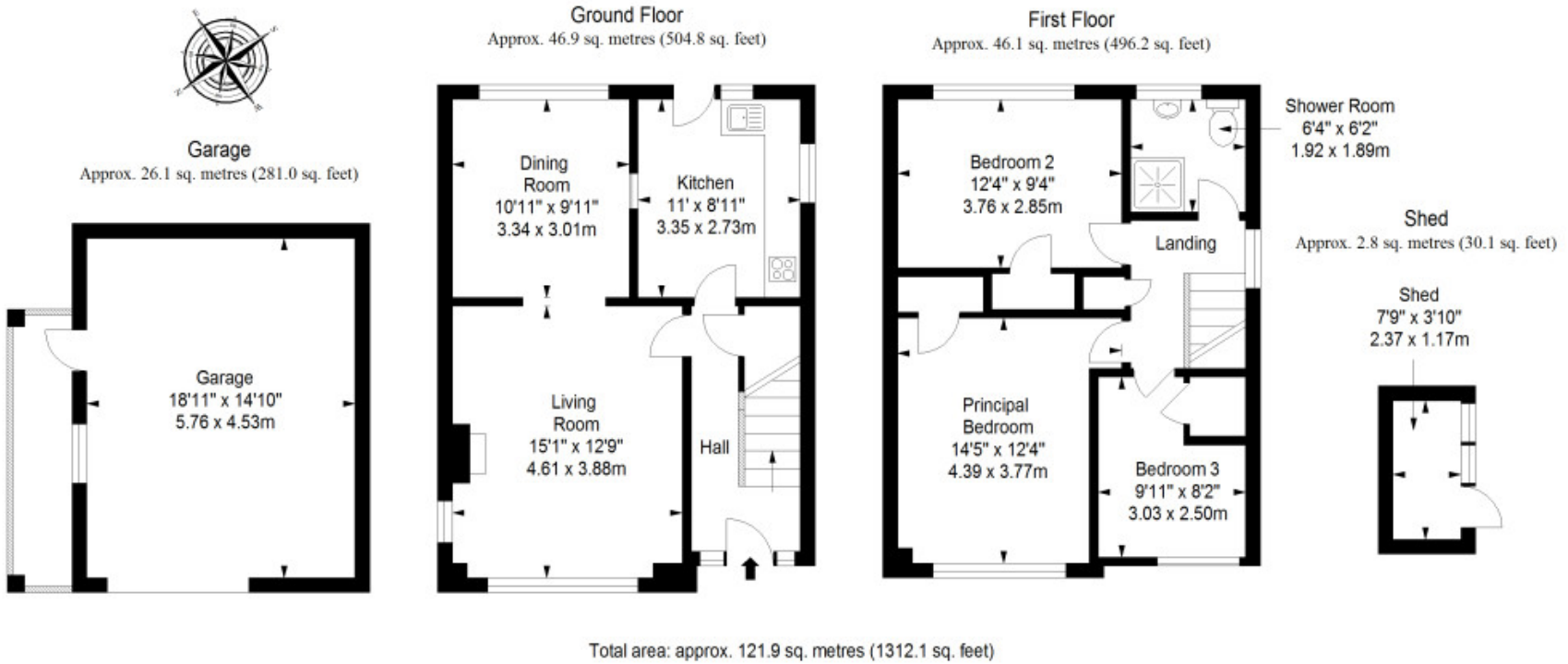




"The home offers a blank canvas for the new owner to put their own stamp on."



# Floorplan





# Thorntons

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