




**Thorntons**   
The right way to move

## 4 Braidlaw Park Cornbank

Penicuik, Midlothian  
EH26 9HF

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## Summary

Situated in an established residential development in Penicuik, this three-bedroom semi-detached house enjoys contemporary interiors and light-filled accommodation. The home boasts a semi-open-plan living room adjoined with double doors to a double-aspect dining kitchen, a main bedroom with storage, a sun-filled second bedroom with a mirrored wardrobe and a single bedroom with a wardrobe. Completing the home is a versatile floored attic with two double sockets and a Velux window, a modern shower room with toilet on the ground floor and a family bathroom on the first floor. Externally, the property features private gardens, a detached shed and a garage/workshop. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included.

## Features

- Attractive semi-detached house
- Quiet cul-de-sac setting in Penicuik
- Immaculately presented modern interiors
- Living room with a fireplace
- Sunny dual-aspect dining kitchen
- Landing with storage
- Principal bedroom with fitted storage
- Second double bedroom with wardrobe
- Versatile third bedroom with wardrobe
- Three-piece family bathroom
- Modern shower room with toilet
- Generous floored attic space
- Well-kept gardens to the front and rear
- Private driveway and garage parking
- GCH and double glazing





“This three-bedroom, two-bathroom home enjoys well-kept garden grounds as well as private driveway and garage parking.”













"Enjoying flexible accommodation  
and a blank canvas, the home is  
sure to appeal to a wealth  
of buyers."

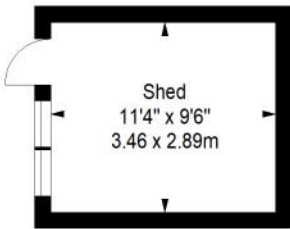




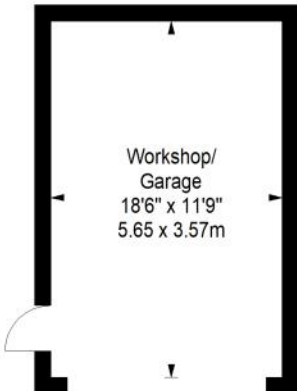


# Floorplan

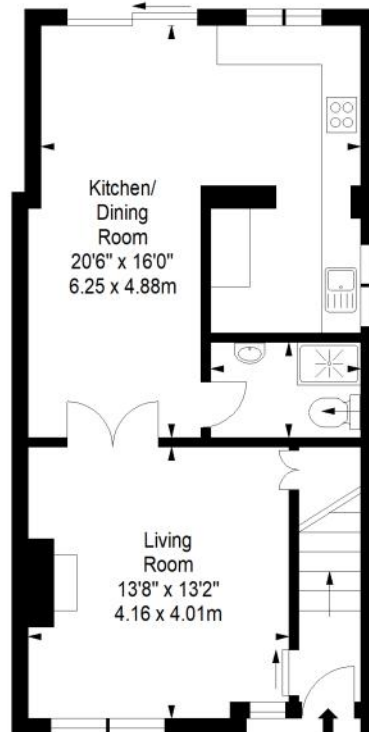
**Shed**  
Approx. 10.0 sq. metres (107.7 sq. feet)



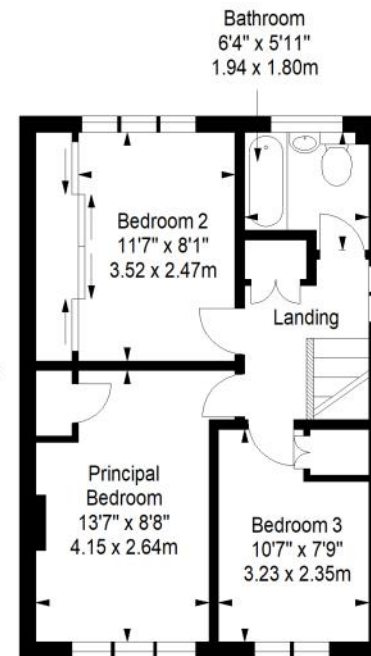
**Garage**  
Approx. 20.2 sq. metres (217.4 sq. feet)



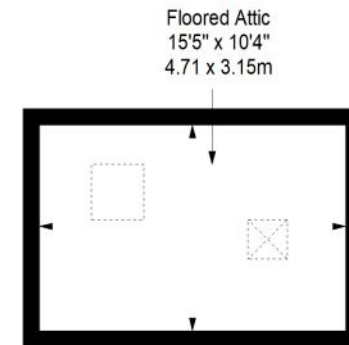
**Ground Floor**  
Approx. 53.0 sq. metres (570.5 sq. feet)



**First Floor**  
Approx. 39.8 sq. metres (428.4 sq. feet)



**Attic**  
Approx. 14.8 sq. metres (159.3 sq. feet)



Total area: approx. 137.8 sq. metres (1483.3 sq. feet)



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