



Thorntons 
The right way to move

16 West Cairn Crescent, Penicuik

Midlothian, EH26 0AR





Summary

This mid-terraced house in popular Penicuik benefits from an elevated position with far-reaching views enjoyed from its principal bedroom, sunny living spaces, and a south-facing enclosed garden with a raised seating terrace. Ideal for professionals or young families, the home boasts two double bedrooms, a versatile study/nursery (with storage), a bright bathroom, a dining kitchen with garden access, a spacious living room, and cellar storage. Its peaceful residential setting provides unrestricted on-street parking and lies within walking distance of town centre amenities and schools. Extras: All fitted floor and window coverings, light fittings, fridge freezer, washing machine, and dishwasher are included.

Features

- Stunning far-reaching views to the rear
- Neutral decoration throughout
- Mid-terraced house on quiet no-through road
- Bright entrance hall
- Dual-aspect living room with focal fireplace
- Well-appointed dining kitchen with garden access
- Two double bedrooms (one with storage)
- Versatile study/nursery (with storage)
- Bright bathroom with shower-over-bath
- Cellar and attic for extra storage
- Enclosed south-facing garden
- Unrestricted on-street parking
- Gas central heating and double glazing



“The property’s quiet residential setting lies within walking distance of the town centre and less than 10 miles from the capital.”





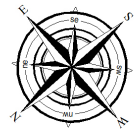
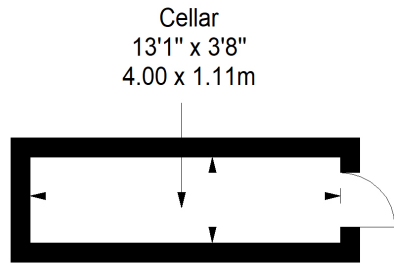


“South-facing elevated views are enjoyed from the interior and a raised seating area leading down to the enclosed garden.”

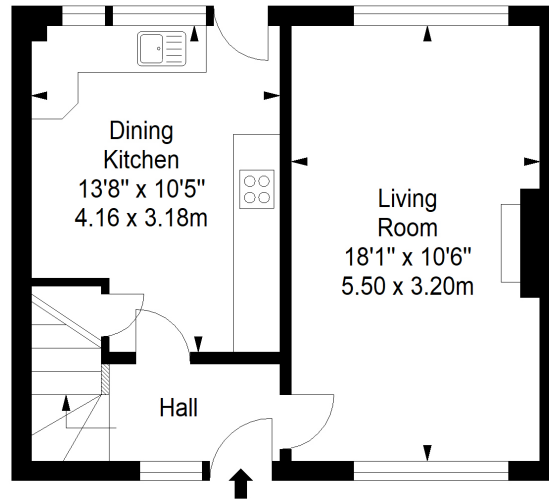


Floorplan

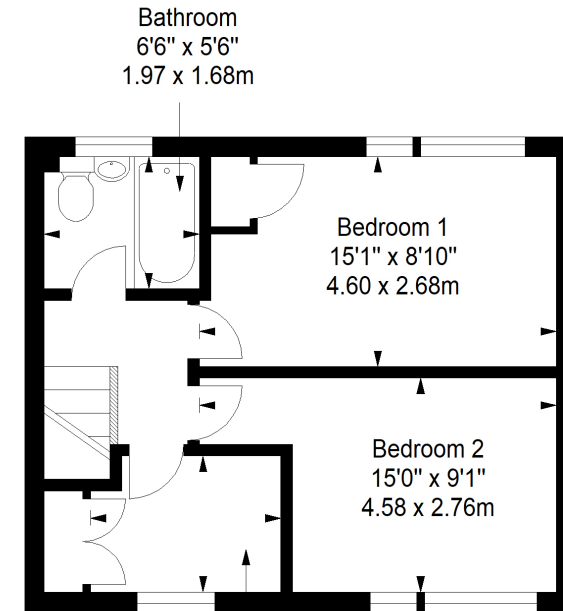
Cellar
Approx. 4.4 sq. metres (47.4 sq. feet)



Ground Floor
Approx. 36.0 sq. metres (387.5 sq. feet)



First Floor
Approx. 36.0 sq. metres (387.5 sq. feet)



Box Bedroom/
Study/ Nursery
8'0" x 5'10"
2.44 x 1.79m

Total area: approx. 76.4 sq. metres (822.4 sq. feet)



Thorntons

The right way to move

Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstruthearea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeesea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cupareaa@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburgea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP
Regulated by The Law Society of Scotland