



## 87 Deanburn, Penicuik

Midlothian, EH26 OHY



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### Summary

Set on a cul-de-sac, this three-bedroom endterrace house has a lovely setting in the Midlothian town of Penicuik. It offers proximity to the Pentland Hills, and is within easy reach of the town's amenities, schools, and transport links. The property also enjoys bright and spacious rooms which are lightly decorated in neutral tones. It has excellent built-in storage to keep the interiors tidy as well. Plus, it benefits from a low-maintenance rear garden laid with paving for summer barbecues, and boasting a suntrap, southwest-facing aspect.

Extras: all fitted floor and window coverings, light fittings, integrated oven and ceramic hob, and undercounter washing machine to be included in the sale.

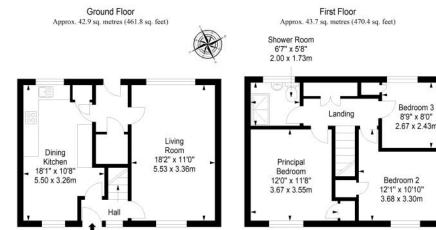
### Features

- Well-presented mid-terrace house
- Situated in popular Penicuik
- Naturally-lit entrance hall
- Spacious, dual-aspect living room
- Dining kitchen that is well appointed
- Rear porch with storage and garden access
- First-floor landing with double-door storage
- Two double bedrooms with built-in storage
- One versatile single bedroom with storage
- Tiled shower room with three-piece suite
- Easy-to-maintain front and rear gardens
- Unrestricted on-street parking
- Gas central heating and doubleglazing



## Floorplan

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Total area: approx. 86.6 sq. metres (932.2 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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