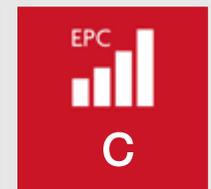




Thorntons 
The right way to move

5 Carlops Crescent, Penicuik,
Midlothian EH26 0DW





Summary

Well-proportioned lower villa, situated within an established residential area of Penicuik, close to a range of local amenities and transport links. The layout offers practical and comfortable accommodation throughout and will appeal to first-time buyers, downsizers, or investors seeking a well-located home. Offering bright and functional living space, the property comprises a welcoming living/dining room, separate kitchen, two good-sized bedrooms, and bathroom. The overall layout is efficient and well suited to modern living. Additional benefits include private gardens to front and rear, shared drying green to rear, gas central heating (installed Sept. 2023) and double glazing.

Features

- Lower main door villa within popular residential area
- Excellent local amenities/transport links nearby
- Easy access to Pentland Hills and outdoor space
- Bright and spacious living/dining room
- Separate kitchen
- Two well-proportioned bedrooms
- Bathroom
- GCH (installed September 2023); DG; EPC - C
- Private garden to front, small section to rear
- Shared drying green to rear

Room Measurements

Living / Dining Room: 14'9" x 13'2" (4.49m x 4.02m)

Bedroom 1: 12'3" x 11'5" (3.73m x 3.49m)

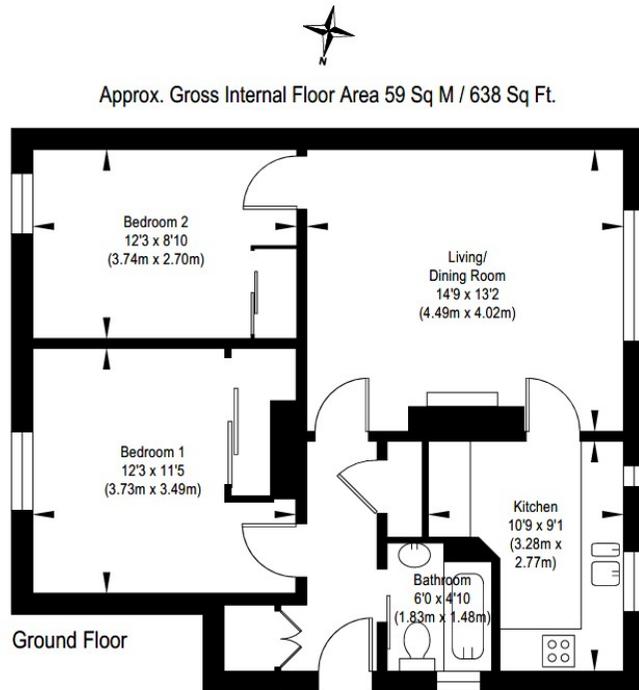
Bedroom 2: 12'3" x 8'10" (3.74m x 2.70m)

Kitchen: 10'9" x 9'1" (3.28m x 2.77m)

Bathroom: 6'0" x 4'10" (1.83m x 1.48m)



Floorplan



Approx. Gross Internal Floor Area 59 Sq M / 638 Sq Ft.

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Our Branches

ANSTRUTHER

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

ARBROATH

Brothockbank House, Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA
0131 663 7315
bonnyriggea@thorntons-law.co.uk

EDINBURGH

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

CUPAR

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

DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ
01382 200099
dundeeea@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

INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW
01463 893997
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

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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