



## 39 Deanburn, Penicuik, Midlothian, EH26 0HU

Light and Tastefully Presented, Three-Bedroom, End-Terrace House

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

espc rightmove  Zoopla  
find your happy



# Property Description

Light and tastefully presented, three-bedroom, end-terrace house, with front and rear gardens. Located in a leafy and established residential area in the heart of the Midlothian town of Penicuik, to the south of Edinburgh.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms and a shower room.

Highlights include a modern fitted kitchen and stylish bathroom suite, well-proportioned rooms, and light, tasteful decor throughout. In addition, there is double glazing, gas central heating, contemporary flooring and good storage, including a loft.

An enclosed, low-maintenance patio garden is set to the rear with a store shed, whilst to the front is lawn and established shrubbery.

Positioned 'off-street', this flexible home is set on adjacent shared grounds and parkland, with ample residential parking within the cul-de-sac.

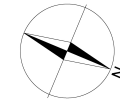
The property is entered via a carpeted hallway that provides access to all ground-floor rooms. The living room is spacious and welcoming, featuring carpeted flooring, a central light fitting, a fireplace, and patio doors that open directly onto the rear garden, allowing plenty of natural light into the space. The kitchen and dining area is both practical and modern, fitted with wood-effect flooring and matching worktops, a tiled splashback surround, and a stainless steel sink with drainer. It also comes complete with a washing machine, dishwasher, integrated oven, and an electric hob with canopy extractor.

Upstairs, there are three well-presented carpeted bedrooms. The main bedroom is a generously sized double with a built-in storage cupboard and ample space for further furniture. The second bedroom is also a comfortable double, ideal for guests or family use. The third bedroom is a single room that could serve as a child's bedroom, nursery, or home office, and also benefits from its own built-in cupboard. These rooms together provide flexible accommodation suited to a variety of needs. A contemporary shower room completes the interior of the property, finished with wood-effect flooring, recessed spotlighting, a tiled splashback surround, a stone-effect countertop, a ladder-style radiator, and a rainfall showerhead.

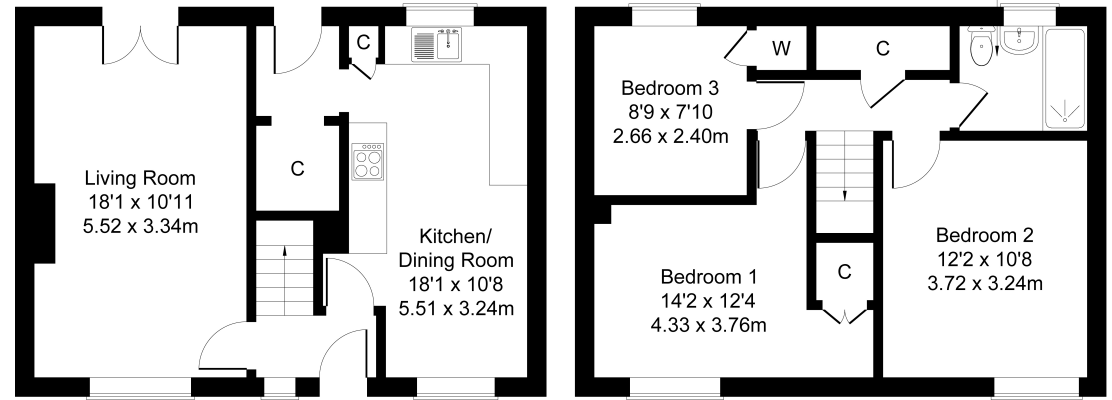


**39 Deanburn, Penicuik, EH26 0HU**

**Approximate Gross Internal Area: (926 sq ft - 86 sq m.)**



**Shower Room**  
6'6 x 5'6  
1.98 x 1.68m



**Ground Floor**

**First Floor**

**Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.**

## Area Description

Nestled in the scenic heart of Midlothian, Penicuik perfectly blends countryside calm with city convenience, making it an ideal choice for commuters seeking a relaxed lifestyle without sacrificing accessibility. Located just minutes from the Edinburgh City Bypass, the town offers excellent road links via the A701 and A702, as well as frequent bus services to Edinburgh and nearby areas. Penicuik features a wide array of amenities, including major supermarkets like Tesco and Lidl,

diverse high street shops, banking and postal services, plus a vibrant selection of restaurants, cafés, and traditional pubs. Family-friendly facilities abound, with excellent schools, a local library, and a modern leisure centre equipped with a gym and swimming pool. Surrounded by the Pentland Hills and the River North Esk, the area also provides plentiful outdoor activities such as walking, cycling, climbing, golf, and skiing on the nearby Hillend dry-slope, catering to all interests and lifestyles.









## Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.