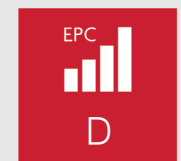
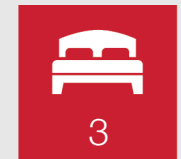
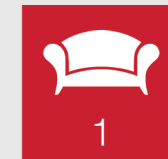




**Thorntons**   
The right way to move

## 102 Kirkhill Road Penicuik

Midlothian, EH26 8JF





## Summary

Set away from the road, behind a large wall providing ample privacy, is this beautiful three-bedroom residence which forms part of a charming stone-built building. The home is set on the picturesque rural outskirts of Penicuik, yet still within easy reach of the town's amenities, schools, and transport links. It features bright and airy rooms, finished to high standards, and it benefits from a quality bathroom and a modern breakfasting kitchen with a Shaker-inspired design. It also has private gardens that are neatly maintained. Extras: all fitted floor and window coverings, light fittings, integrated oven, gas hob, and microwave, freestanding fridge/freezer, dishwasher, and washing machine to be included in the sale.

## Features

- Ground-floor villa with a double fronted private garden
- Scenic location in popular Penicuik
- Elegant interior design throughout
- Far-reaching country views
- Private main-door entrance
- Private outdoor basement area
- Southeast-facing living/dining room
- Breakfasting kitchen with separate pantry
- Two double bedrooms (one with wardrobe)
- Versatile single bedroom/home office
- Modern bathroom with overhead shower
- Shared drying green to the rear
- Unrestricted on-street parking
- Gas central heating and double glazing



"A main-door lower villa with a double fronted private garden, spacious rooms and elegant interior design throughout"





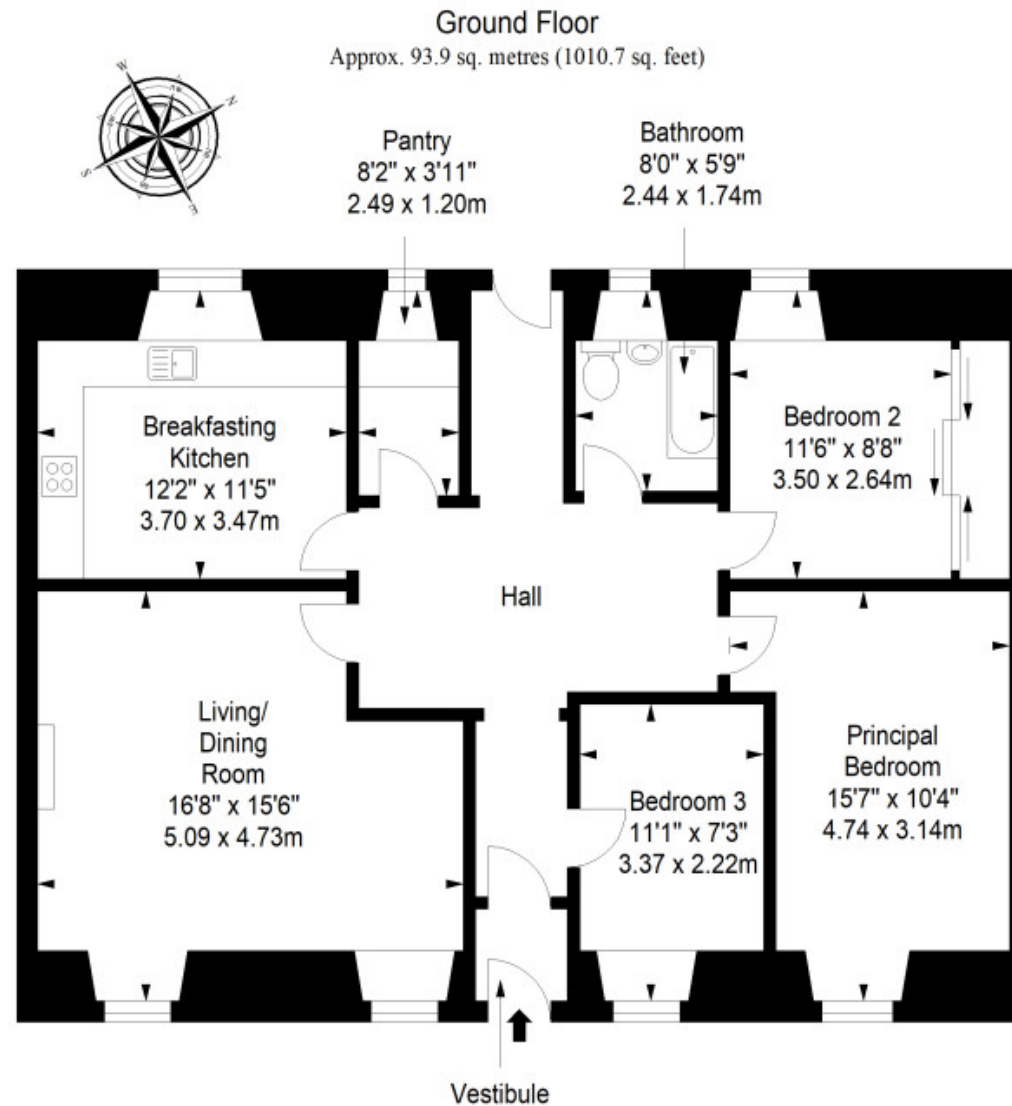




"Offers a picturesque lifestyle on the rural fringes of Penicuik, yet still within easy reach of the town's facilities"



# Floorplan



Total area: approx. 93.9 sq. metres (1010.7 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