



**29** CRANSTON STREET  
PENICUIK, MIDLOTHIAN, EH26 9BP

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**Brought to market in a move-in condition, this three-bedroom double-upper villa offers neutrally decorated interiors and spacious accommodation, including a southwest-facing living room and a chic kitchen/dining room. The property further benefits from a private rear garden and a prime location in the heart of Penicuik, within easy reach of amenities and transport links. Close to the Pentland Hills, it represents an ideal home for anyone seeking to escape the hustle and bustle of Edinburgh, whilst still being within easy commuting distance of the capital.**

The home's private front door opens to a hall with a naturally-lit staircase leading up to the first floor, where there is a convenient WC/utility room. On the left, the living room enjoys generous dimensions and a southwest-facing aspect for an abundance of natural light. It is lovingly decorated in a calming palette, and is framed by a handsome feature fireplace. A neighbouring study provides a set area for working from home. In the kitchen/dining room, a checked floor is paired with feature wallpaper and soft tones, creating a congenial setting for sociable meals together. It is fitted with white cabinets and wooden worktops, providing plenty of storage and workspace. A range of appliances are seamlessly integrated into the design (gas hob, oven, fridge/freezer, Belfast sink, and dishwasher). Completing the accommodation on this level is a versatile single bedroom with a charming window seat. The two remaining bedrooms are on the second floor, both of which are bright and airy doubles, equipped with built-in wardrobes/storage. The principal bedroom has the slightly larger footprint, whereas the second bedroom has a southwest-facing aspect and inspiring views of the Pentland Hills. Serving these two bedrooms is a modern three-piece bathroom, fitted with a corner bathtub and overhead shower. The property has gas central heating and double glazing throughout, ensuring year-round comfort.

Outside, the home benefits from a private rear garden that is fully enclosed, offering a well-kept lawn and a patio for summer barbecues. Parking along Cranston Street is conveniently unrestricted.

Extras: all fitted floor and window coverings (except the living room's curtains), light fittings, integrated appliances, and a washing machine to be included in the sale.

EPC - C



## FEATURES

- Spacious double-upper villa
- Presented in a move-in condition
- Set in the heart of Penicuik
- In easy reach of amenities
- Inspiring views of the Pentland Hills
- Neutral interiors throughout
- Entrance hall & a WC/utility room
- Southwest-facing living room
- Chic kitchen/dining room
- Two airy double bedrooms
- One versatile single bedroom
- Modern three-piece bathroom
- Private, fully-enclosed rear garden
- Unrestricted on-street parking
- GCH & DG

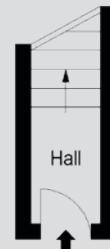




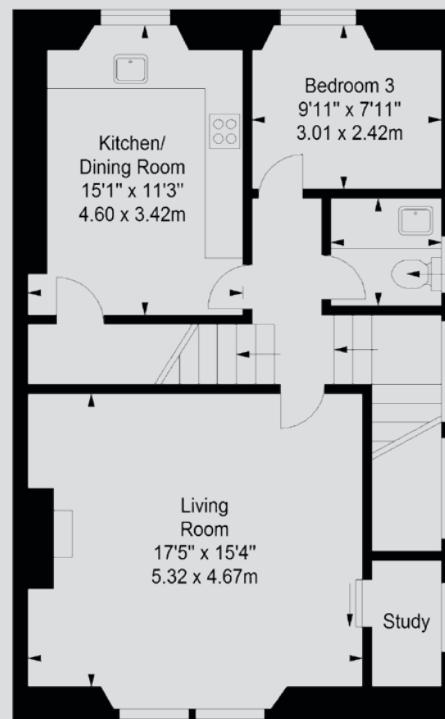
## Penicuik, Midlothian

Situated just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with all the advantages of city living. The bustling town centre is home to a selection of high-street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets, plus more extensive shopping facilities at nearby Straiton Retail Park. Residents of Penicuik are spoilt for choice when it comes to sport and fitness activities, including a state-of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside – from invigorating hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk. Penicuik is served by several primary schools and two high schools and is also well placed for excellent independent schools and private childcare options. Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services.

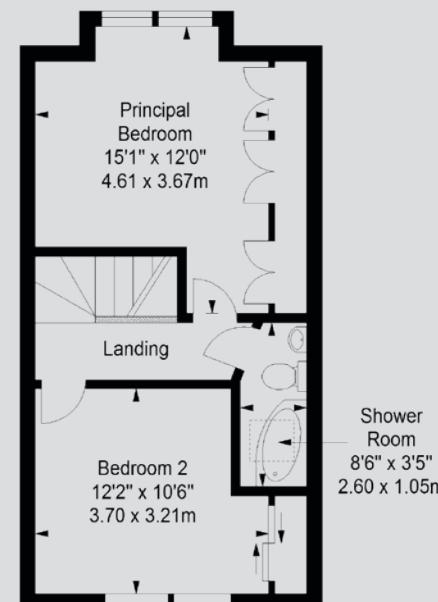
**Ground Floor**  
Approx. 3.4 sq. metres (36.6 sq. feet)



**First Floor**  
Approx. 67.3 sq. metres (724.4 sq. feet)



**Second Floor**  
Approx. 37.4 sq. metres (402.6 sq. feet)



Total area: approx. 108.1 sq. metres (1163.6 sq. feet)

## Viewing

Please contact Clancys on 0131 337 7771 or email [info@clancys-solicitors.co.uk](mailto:info@clancys-solicitors.co.uk) for viewing arrangements.

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### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer or contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.