



55 Deanburn  
Penicuik, Midlothian, EH26 0HX



VMH ESTATE AGENTS



## **2 bed roomed mid terraced house situated in the popular commuter town of Penicuik**

- Sitting room
- Kitchen/dining room
- 2 double bedrooms
- Bathroom with 3 piece suite
- Front & rear gardens
- Ideal for a first time buyer
- Spacious family home
- Quiet off-road setting
- On street parking
- Gas central heating & double glazing

**Offers Over: £155,000**

**EPC Rating: C**

**Council Tax: B**

**Tenure: Freehold**

Further information can be found in the home report.

# About the Property

Situated on the outskirts of the popular commuter town of Penicuik this 2 bedroomed mid terraced house offers a spacious home, ideal for a first time buyer.

Internally the property is bright and well presented throughout with a spacious garden to the rear.

Further benefits include gas central heating, double glazing and unrestricted on street parking.

## Extras

To include all fitted floor coverings, curtains and blinds, fridge/freezer and slot in cooker together with garden shed.

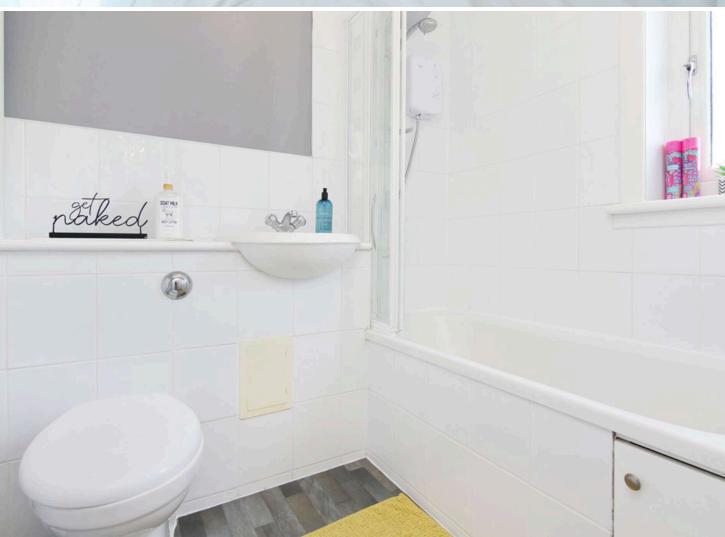






## Location

The popular town of Penicuik lies approximately 9 miles from Edinburgh making it ideal for those who want to live close to the countryside yet require quick access to the city centre. The town centre of Penicuik has a variety of shops, leisure facilities and there is schooling from nursery to senior level. There is a large Tesco supermarket a short drive away as is the Straiton Retail Park where there are numerous retail outlets including Costco, Ikea and a Sainsbury's supermarket. The popular Glencorse Golf Course is within easy reach, and good walks are available along the River Esk public walkway which runs past the development and at the Pentland Hills Regional Park with an artificial ski slope being available at Hillend. The area is ideally situated with access to the City Bypass, the Airport and the central Scotland motorway network.

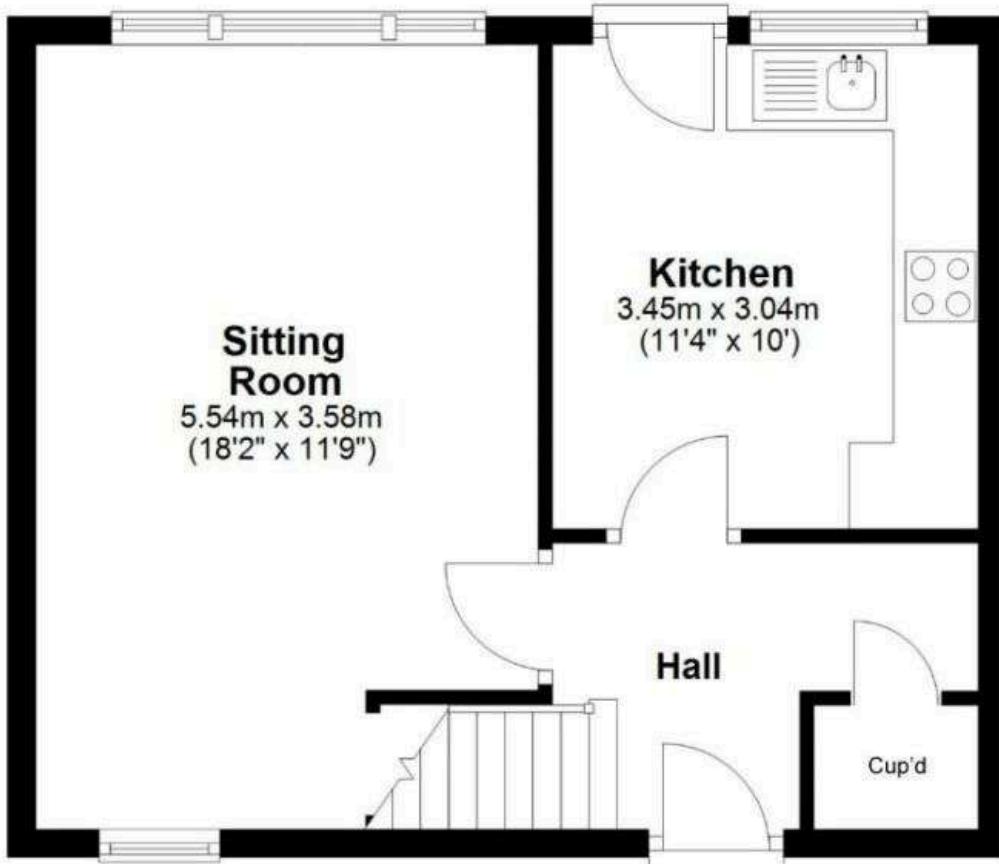




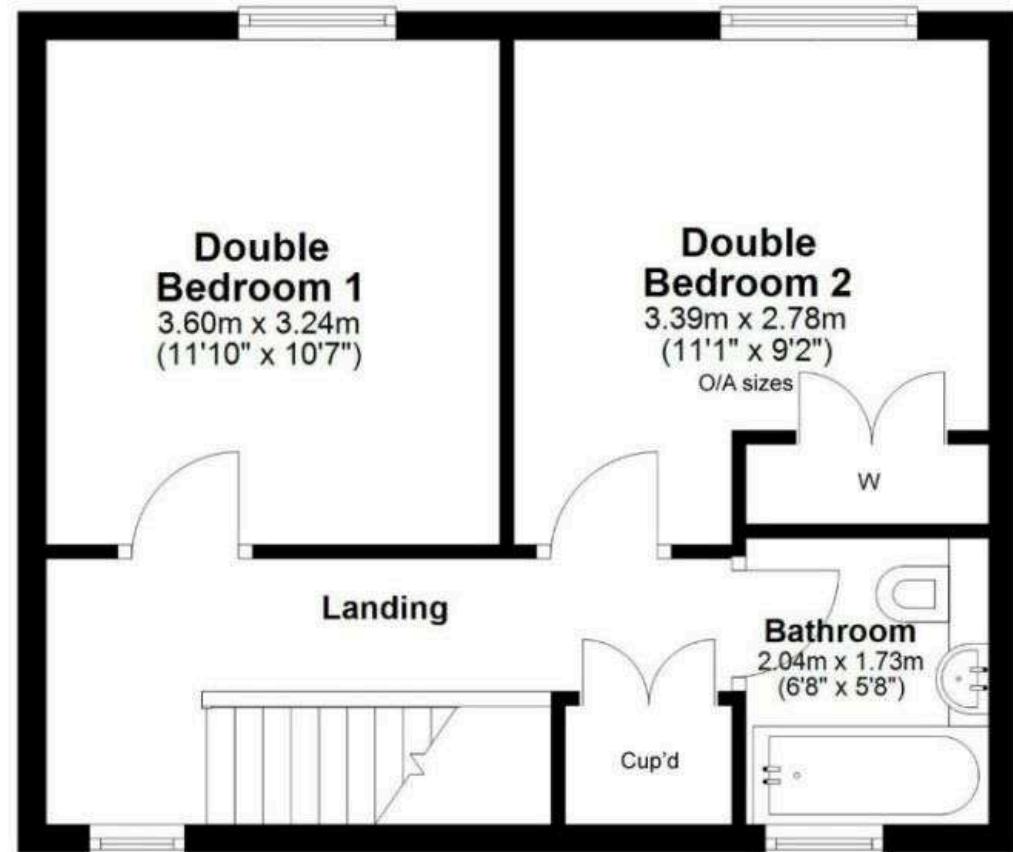
# 55 Deanburn, Penicuik EH26 0HX

Total Area: 75.2 m<sup>2</sup> ... 809 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Ground Floor**



**First Floor**



VMH ESTATE AGENTS



VMH SOLICITORS

*More* is our middle name.

**Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT**

📞 0131 622 2626

✉️ [property@vmh.co.uk](mailto:property@vmh.co.uk)

🌐 [vmh.co.uk](http://vmh.co.uk)

✉️ DX: 552210, Edinburgh 68

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.  
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.