



Thorntons
The right way to move

28 Armine Place, Penicuik,
Midlothian EH26 8JP





Summary

A 2 bedroom plus boxroom mid-terraced house offering well-proportioned accommodation, front and rear gardens and a particularly attractive pedestrian-only approach to the front, making the setting especially appealing for families with young children. The property offers comfortable accommodation comprising a spacious living/dining room, kitchen, 2 bedrooms, a box bedroom/study/nursery and a shower room. Curtains, blinds and some white goods will be included in the sale price.

Features

- Two-bedroom plus boxroom mid-terraced house
- Pedestrian-only access to the front
- Child-friendly setting with no cars passing directly outside
- Gardens to the front and rear
- Spacious living/dining room
- Two bedrooms plus boxroom with custom built high level single bed
- Well-proportioned kitchen
- Some white goods included in the sale price
- Curtains and blinds included
- Sold as seen with no guarantees or warranties for systems or appliances, including the heating systems
- EPC E

Room Measurements

Living/Dining Room: 21'9" x 11'5" (6.63m x 3.49m)

Kitchen: 9'10" x 9'10" (3.00m x 2.98m)

Bedroom 1: 11'6" x 9'10" (3.51m x 3.00m)

Bedroom 2: 11'6" x 9'9" (3.50m x 2.96m)

Boxroom/Study/Nursery: 6'10" x 6'3" (2.09m x 1.91m)

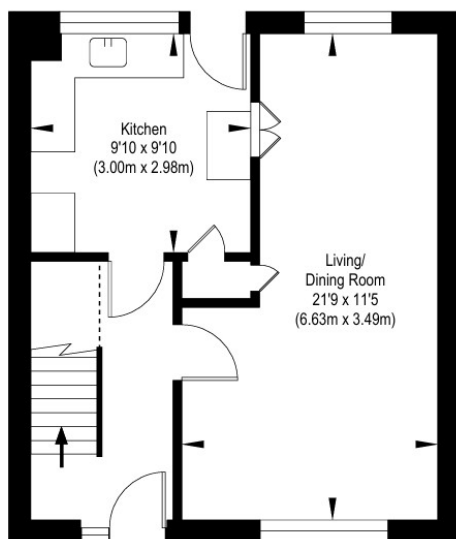
Shower Room: 6'5" x 6'1" (1.96m x 1.85m)



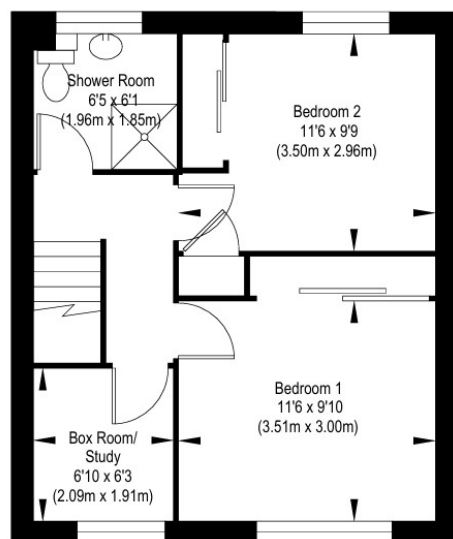
Floorplan



Approx. Gross Internal Floor Area 73 Sq M / 789 Sq Ft.



Ground Floor



1st Floor

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