





Welcome

Welcome to 31 Broomhill Avenue, a well-presented and thoughtfully extended four-bedroom semi-detached villa (formerly a bungalow), ideal for anyone seeking a high-quality home in true move-in condition. Set within a popular residential area of Penicuik, the property enjoys a peaceful setting while remaining within easy walking distance of local shops, schooling, green spaces, and regular transport links. The accommodation has been carefully redesigned to create a bright and versatile layout suited to modern living, offering generous public areas and flexible bedroom space across two floors. The impressive rear extension provides an excellent social hub, combining a well-appointed kitchen, dining area, and family space opening directly onto the garden. Throughout, the home has been finished to a high standard, with quality fittings and well considered storage. Additional benefits include gas central heating with under-floor heating, double glazing, private gardens, driveway parking and a large detached garage with light, power, and storage. With its convenient setting, modern internal finish, and superb outdoor space, 31 Broomhill Avenue offers an excellent opportunity for families, professionals, or those simply looking for a comfortable and well-designed home. Viewing is highly recommended.







- Popular residential location
- Extended semi-detached villa with modern finish
- Entrance vestibule and hallway with storage
- Bright living room with bay window, feature fire, and period detailing
- Open-plan dining kitchen / family room with French doors, quality units, Silestone worktops, integrated appliances, and generous dining space
- Utility room with units, sink, worktop, and garden access
- Ground floor WC
- Bedroom two (front) with Edinburgh press and period detailing
- Bedroom three (rear) with period detailing
- Bedroom four (side) with Edinburgh press
- Shower room with walk-in shower, vanity unit, roof window, and towel radiator
- Upper landing with Velux window, study area, and access to floored storage
- Principal bedroom with rear window and triple fitted wardrobes
- En-suite with bath, separate shower, vanity unit, WC, towel radiator, and Velux window
- Gas central heating with under-floor heating & double glazing
- Private gardens to front, side, and rear
- Driveway parking
- Detached garage with power, light, and loft storage

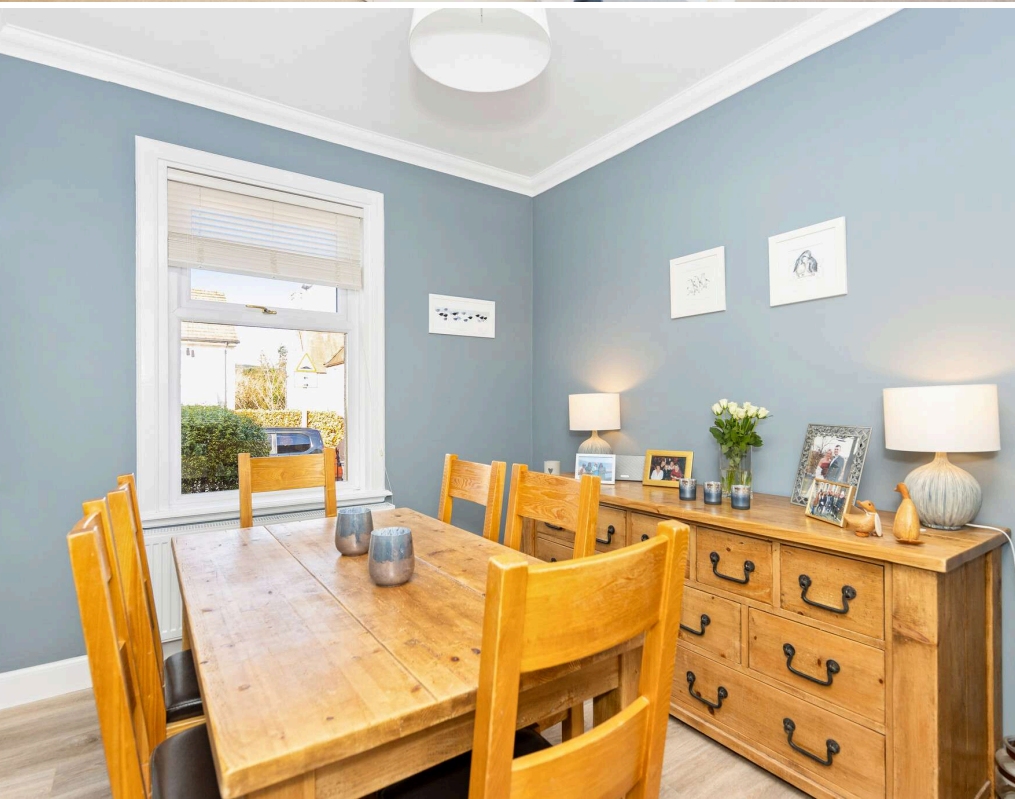






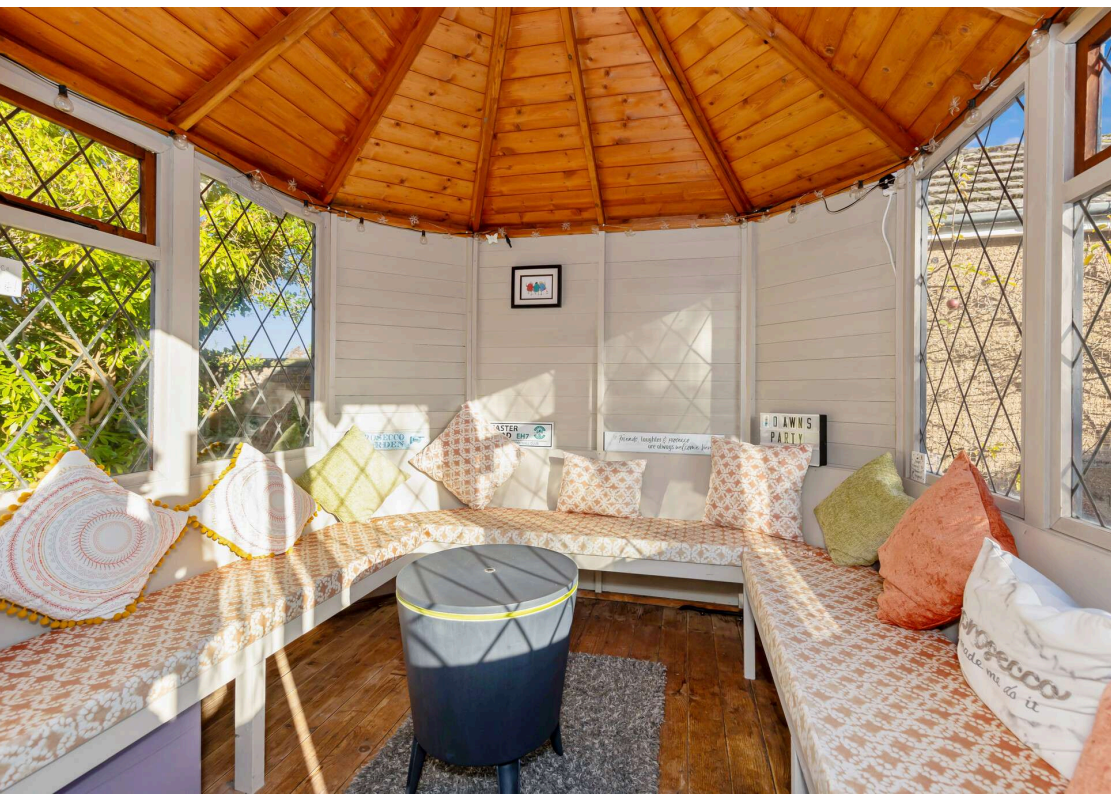
Penicuik

Penicuik is a thriving town located to the south of Edinburgh, offering a blend of picturesque countryside and excellent local amenities. Residents enjoy access to a variety of shops, supermarkets, cafés, and restaurants, as well as highly regarded schools and leisure facilities. The area is well served by public transport links, making commuting to Edinburgh and the surrounding areas straightforward, while the nearby Pentland Hills provide opportunities for walking, cycling, and outdoor pursuits. Penicuik's vibrant community spirit and convenient location make it a highly desirable place to live for families and professionals alike.



Extras

Included in the sale are: Floor coverings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated or free-standing white or movable goods, and these items are deemed to be sold as seen. Other items may be available by negotiation.



Get in touch

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.