



64 Kirkhill Road, Penicuik, Midlothian, EH26 8JF
Offers Over £195,000



An extremely charming two-bedroom traditional terraced cottage occupying an elevated position within a desirable residential area centrally located in the Midlothian town of Penicuik.



DESCRIPTION:

Dating back to the 1920's, the property combines stylish modern interiors with its original character, offering a charming yet contemporary feel throughout, extending to approximately 838 square feet spread across two comfortable floors, and is complemented by a sunny west-facing private enclosed rear garden. With a fantastic location close to excellent amenities and schooling at both levels, this property is well-suited to first-time buyers, young professionals, downsizers, and investors alike. Early viewing comes highly recommended.

Well-presented throughout with tasteful interiors, the accommodation opens into a bright and welcoming hallway with a generous downstairs storage cupboard. Centrally positioned and overlooking the private rear garden, the sitting room offers a superb sense of space and a relaxed ambience, with a press style cupboard, and circular log-burning stove providing an attractive focal point as well as additional warmth during the colder months. A rear hallway leads through to the modern kitchen, fitted with a range of stylish wall and base units complemented by contrasting worktops and splashback. Integrated appliances include an electric oven, induction hob, and extractor hood, while a freestanding washing machine and fridge freezer are also in place. Completing the ground floor and enjoying a window framing an open outlook to the front is a versatile room, currently used as a home study and music room, which could equally serve as a second bedroom or additional reception room if required. This space benefits from impressive high ceilings and an original fireplace with attractive tiled inserts, although decorative only, provides a striking focal point. A staircase from the rear hallway rises to the first-floor landing, leading to a well-proportioned double bedroom featuring a large dormer window to the front, framing fabulous far-reaching views over the surrounding hills and countryside beyond. The bedroom benefits from a generous fitted cupboard, adding both convenience and practicality. Also on the first floor is a useful box room, offering flexibility for a variety of uses as required, along with access to ample eaves storage. Completing the accommodation is the bathroom, fitted with a WC, wash hand basin, and a panelled bath with shower over, complemented by a rear-facing opaque window that allows natural light to fill the space.

OUTSIDE:

Externally, the property benefits from a fantastic sunny west-facing rear garden, featuring a section of lawn with planted borders and flower beds. There is also a pebbled area currently used as a relaxing seating space, with ample room for a table and chairs, ideal for alfresco dining in the summer sun. The garden is fully enclosed by timber fencing and includes a useful gate providing direct rear access. Parking is available on surrounding streets to the front and rear.

LOCATION:

Approximately seven miles south of Edinburgh, Penicuik is one of the largest towns in Midlothian offering an excellent range of supermarkets and independent shops, alongside a wide variety of hospitality, recreation, and leisure facilities, whilst the towns Schooling is highly regarded at both Primary and Secondary levels. The town is served by an excellent public transport service operating to Edinburgh and neighbouring towns with the City Bypass within easy reach linking to the wider motorway networks both North, and South, ideal for commuting. The Pentland Hills offer lovely outdoor spaces and can be easily accessed nearby in the surrounding area offering walks, cycle paths, and hillwalking for the outdoor enthusiast. A wonderful location with fantastic local amenities, excellent transport links, and beautiful outdoor spaces and scenery.

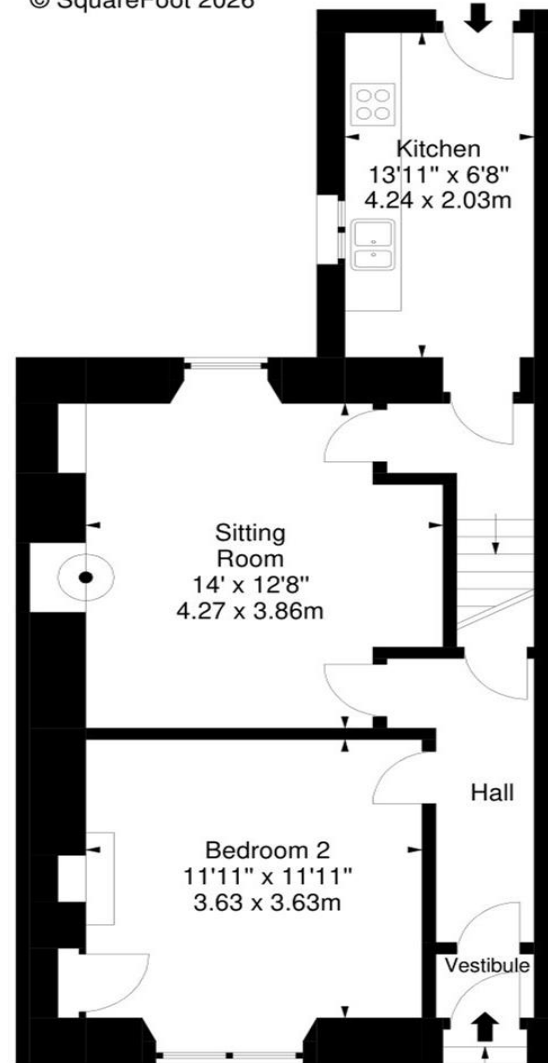




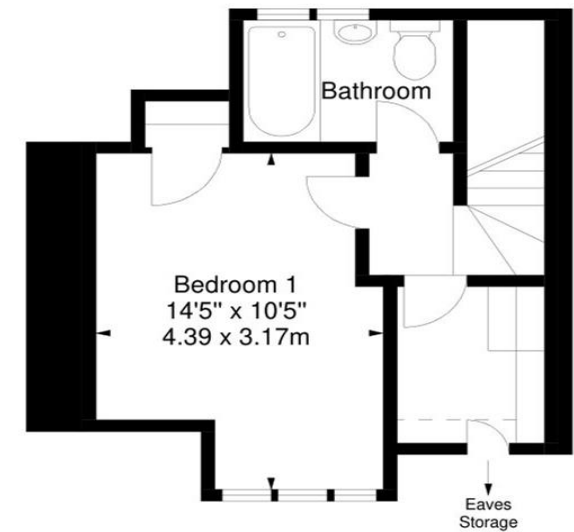
Kirkhill Road,
Penicuik,
Midlothian, EH26 8JF



Approx. Gross Internal Area
838 Sq Ft - 77.85 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor

SERVICES:

Mains water and drainage. Mains electricity. Gas fired central heating. UPVC double glazed windows. FTTP broadband connection available.

CONSERVATION AREA AND LISTED BUILDINGS:

The property is not within the Towns Conservation area. The property is Not Listed.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, curtains, and blinds throughout the property, and both integrated and free-standing kitchen appliances will be included in the sale.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category D. Amount payable for year 2026/2027 - £2,468.48. The local authority is Midlothian Council, Buccleuch House, 1 White Hart Street, Dalkeith, EH22 1AE Tel: 0131 271 3201.

EPC RATING:

The Energy Efficiency Rating for this property is D (65) with potential C (74).

VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.

OFFERS:

All offers must be submitted to the Selling Agents in Scottish legal form, either by email to mail@jbmeestateagents.co.uk or in writing to JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. The seller reserves the absolute discretion to accept or reject any offer received and is under no obligation to accept the highest or any offer. By law, all offers received will be intimated to the seller as soon as reasonably possible until formal conclusion of missives has taken place, unless the seller has provided specific written instructions not to pass on certain offers. Notwithstanding the receipt of an acceptable written offer, the seller and the Selling Agents reserve the right to continue marketing or re-market the property and to resume or conduct further viewings, particularly in the event of any delay by the purchaser in progressing the transaction. The purchaser or their solicitor will be notified in writing should the seller subsequently decide to place the property back on the market.

IMPORTANT NOTE:

While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains exactly as photographed. Any error, omission, or misstatement shall not annul the sale, entitle any party to compensation, nor provide grounds for legal action. JBM Estate Agents have not tested any services, equipment, or facilities. Prospective purchasers are advised to satisfy themselves by inspection or otherwise and to seek their own professional advice. All descriptions and references to the property's condition are made in good faith. While every effort is made to ensure accuracy, please contact us to confirm any details of particular importance to you, especially if you are planning to travel a considerable distance.

ANTI-MONEY LAUNDERING REGULATIONS:

JBM Estate Agents is a regulated estate agency business and is subject to the Money Laundering Regulations 2017, the Criminal Finances Act 2017, the Proceeds of Crime Act 2002 (POCA), the Economic Crime (Transparency and Enforcement) Act 2022, and other relevant legislation. We are required to comply with the guidelines set out by the regulator for the estate agency sector, HM Revenue & Customs (HMRC). In accordance with these requirements, we are legally obliged to carry out identity and source-of-funds checks on all property buyers. These checks are completed through an independent third-party verification provider and must be successfully concluded before an offer can be formally accepted or a property marked as "under offer." All buyers are required to complete third-party AML verification, for which a non-refundable fee of £20 plus VAT (£24 in total) per individual applies. All information is handled securely and in accordance with current data protection legislation. JBM Estate Agents is registered for AML supervision with HMRC under registration number XBML00000125848, and we are legally required to report any evidence or suspicion of money laundering to the relevant authorities without notification.

Particulars prepared May 2026.

Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbmeestateagents.co.uk
www.jbmeestateagents.co.uk