



Blackburn Cottage, 5 Pomathorn Road, Penicuik, EH26 8LT



## Welcome

Welcome to Blackburn Cottage on Pomathorn Road, an attractive three-bedroom detached cottage located in a peaceful spot close to Penicuik's lively town centre. The cottage has been well looked after, with plenty of opportunities for the new owners to update it as they wish. Its central location gives easy access to the many amenities in Penicuik, including shops, schools, and transport links. Perfectly suited for families, professional couples, or those who prefer ground floor living. The property features double glazing, gas central heating and spacious garden grounds. Viewing is available by appointment and is highly recommended.

- Superb location
- Hall with ample built-in storage and loft access
- Spacious, bright, living and dining room with full height bay style window to the rear, side windows, gas fire, and fire surround
- Fitted kitchen with a range of wall, base, and larder units
- WC
- Main bedroom with front facing window and built in wardrobes
- Bedroom two with dual aspect windows
- Bedroom three with window to the side
- Lovely family shower room fitted with electric shower, wc and sink with combined vanity unit, and heated towel radiator
- Gas central heating and double glazing
- Private garden grounds to the front and rear, ideal for relaxing
- On street parking





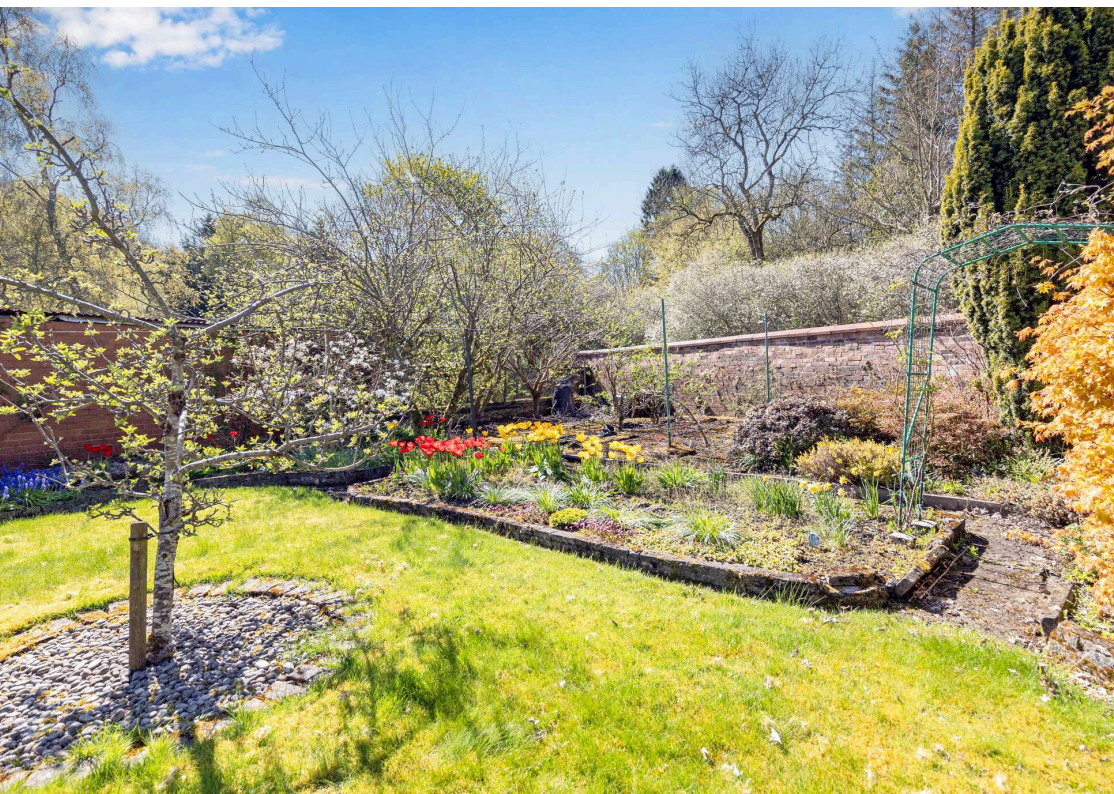


## Penicuik

Penicuik is a thriving town situated just south of Edinburgh, offering a perfect blend of scenic beauty and practical amenities. Renowned for its welcoming community and attractive countryside, Penicuik provides easy access to reputable schools, shops, and leisure facilities. The town benefits from excellent transport links, making it an ideal location for commuters seeking a tranquil lifestyle within reach of the capital. Its proximity to the Pentland Hills ensures plenty of opportunities for outdoor pursuits, whilst local parks and green spaces create a pleasant environment for families and professionals alike.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, electric cooker, and any remaining white goods. No warranty applies to any kitchen appliances, free standing white goods, or movable items included in the sale and these items are deemed sold as seen.



# Get in touch

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 0131 240 3818

Property Hub:

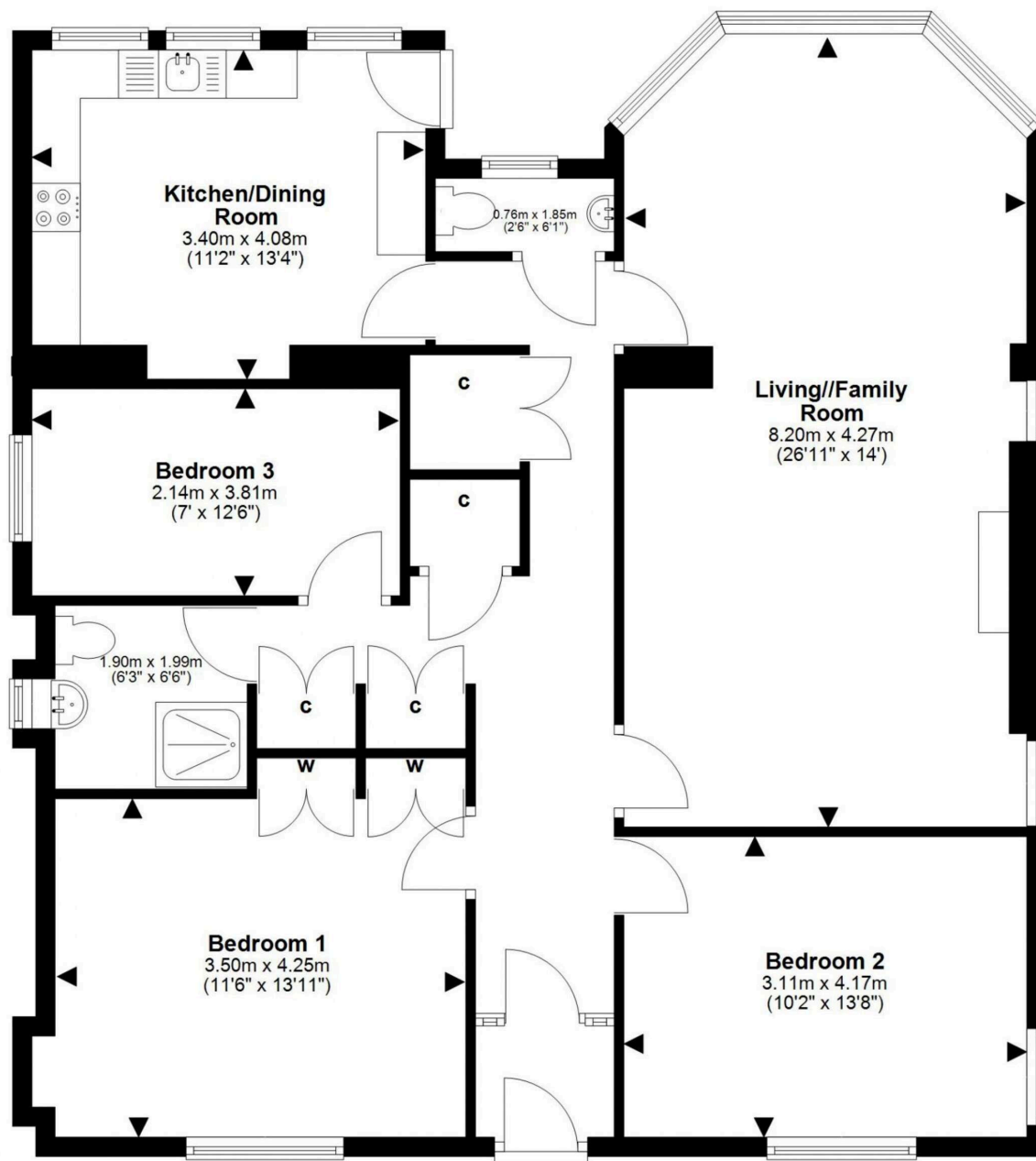
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.

