




4 The Brae, Auchendinny, Penicuik, Midlothian, EH26 0RB

Beautifully Presented & Spacious, Three-Bedroom, Dual Aspect, Ground-Floor Villa with Private Front Garden

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Property Description

Beautifully presented and spacious, three-bedroom, dual aspect, ground-floor villa with a private garden. Located in the charming village of Auchendinny, near Penicuik, Midlothian.

Comprises an entrance hallway, living/dining room, kitchen, three double bedrooms, and a bathroom.

Highlights include a quality fitted kitchen, modern flooring and lighting, with light tastefully decor throughout. In addition, there is a stylish bathroom, double glazing, gas central heating, and good storage provision.

Externally, the property benefits from a private lawn garden to the front; whilst adjacent to the main door is a private store shed and a shared drying green.

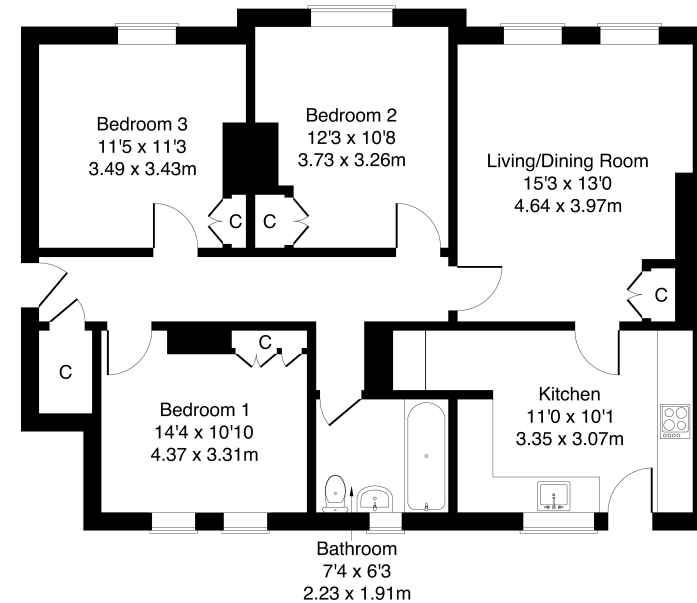
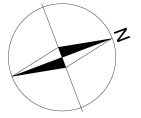
A welcoming entrance hall affords access throughout the majority of the property and features a convenient storage cupboard and tiled flooring. Set to the front, a spacious living room features wood effect flooring continuing into the kitchen, twin windows allowing plentiful natural light, a built-in press cupboard, plain coving, a wall-mounted electric fire, and a wall-mount TV point. Set off, a stylish kitchen provides access to the rear garden and features a deep open press with fitted units and a freestanding washing machine. Modern fitted units include wood effect worktops, unit downlighting, a modern splashback surround, an integrated oven, a gas hob, a fridge/freezer, and a dishwasher.

Set to the rear, bedroom one offers a generous room size, finished with tasteful decor, spotlighting, twin windows, a wall-mount TV point, a built-in press cupboard, and plenty of space for further freestanding storage. Two further well-presented bedrooms are set to the front, with carpeted flooring and built-in press cupboards. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over the bath, partially tiled and panelled splash walls, and wood effect flooring.



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Approximate Gross Internal Area: (926 sq ft - 86 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Auchendinny is a small village, with a pleasant rural setting, a short drive from the Edinburgh bypass and ideally placed for commuters. Nearby Penicuik offers a broad range of amenities including good local shopping, Tesco and Lidl supermarkets, banking and post office services, and numerous restaurants, pubs and cafes. Well-regarded schooling at all levels is available locally, and there is a library and a

leisure centre with a gym and swimming pool. Lying between the Pentland Hills and River North Esk, the adjacent countryside caters for a wide range of outdoor pursuits including walking, climbing, cycling, golf, and skiing at the Hillend dry-ski facility. The A701 offers links north and south, and a regular bus (X70) service links to Edinburgh centre and other local destinations.





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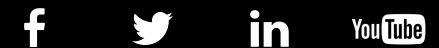
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