



Five Mills

AREA GUIDE

Ashberry
Homes

The Brae, Auchendinny, Penicuik, Midlothian EH26 0QZ Telephone: 01968 310 013 ashberryhomes.co.uk

A wealth of activities and amenities at your fingertips

Five Mills is situated in the beautiful Midlothian landscape, an addition to the quaint village of Auchendinny, just north of Penicuik. The development's picturesque surrounds are dotted with historic landmarks, while the local town centre supplies everyday amenities.

Edinburgh lies eight miles north of Auchendinny and residents are well connected to the capital through public transport and road links.

Five Mills offers excellent transport connections. Glencorse Barracks bus stop is a four-minute walk away and provides regular shuttles to Edinburgh, Silverknowes and Musselburgh. For rail links, Eskbank train station is seven miles away for local services, reaching Edinburgh Waverley in 19 minutes from which national rail connections can be made.

Those travelling by car will be encouraged by the well-supported road infrastructure connecting the development to Penicuik and Edinburgh, with the A701 being the major local road providing direct access to The City of Edinburgh bypass. For those requiring international travel, Edinburgh Airport is 13 miles away.

For day to day convenience, Edinburgh Road leading onto John Street runs through the centre of Penicuik – just a mile away from Five Mills – flanked by a thriving commercial district that provides a choice of supermarket, several high street retailers, locally loved restaurants as well as cafés, pubs and bars.



“ We had a really good experience with Ashberry and we would definitely recommend them to a friend.

Charlotte and Michael
Ashberry Homes at Pirton Fields

There are several retail parks within a short drive. The closest of these is Straiton Retail Park, home to a wide array of retailers and eateries.

With the Scottish capital just a short commute away, residents have one of the UK's finest retail and hospitality centres on the doorstep. The Royal Mile offers a stunning pedestrianised hub from which a plethora of shopping streets emanate. In addition to the fantastic shopping on offer, Edinburgh also presents a vibrant nightlife and varied, award-winning dining across an array of cuisines.

Edinburgh is also noted as one of the UK's prime cultural destinations, home to magnificent architecture, an award-winning zoo and a collection of well-respected museums and art galleries.

For those who love the great outdoors, Auchendinny is nestled in the stunning Midlothian landscape, rich in views and history with many places of interest for residents to explore. Castlelaw Hill Fort, Rosslyn Castle and Old Penicuik House are examples of the hidden gems to discover.

There are several notable green public spaces purposed for leisure close to the development; Beeslack Wood and Three Hares Community Woodland are just a nine and 22 minute walk away respectively. Roslin Glen Country Park is just two miles away. Pentland Hills Regional Park lies to the west of the development, spanning from Edinburgh to Carlops. The region contains countless walking routes, a plethora of outdoor activities and plays host to regular events.

Those with young families will find a number of schools in the surrounding area catering to children of all ages. Mauricewood Primary School and Beeslack High School are both a little over half a mile from the development, meaning the school commute is quick and easy.

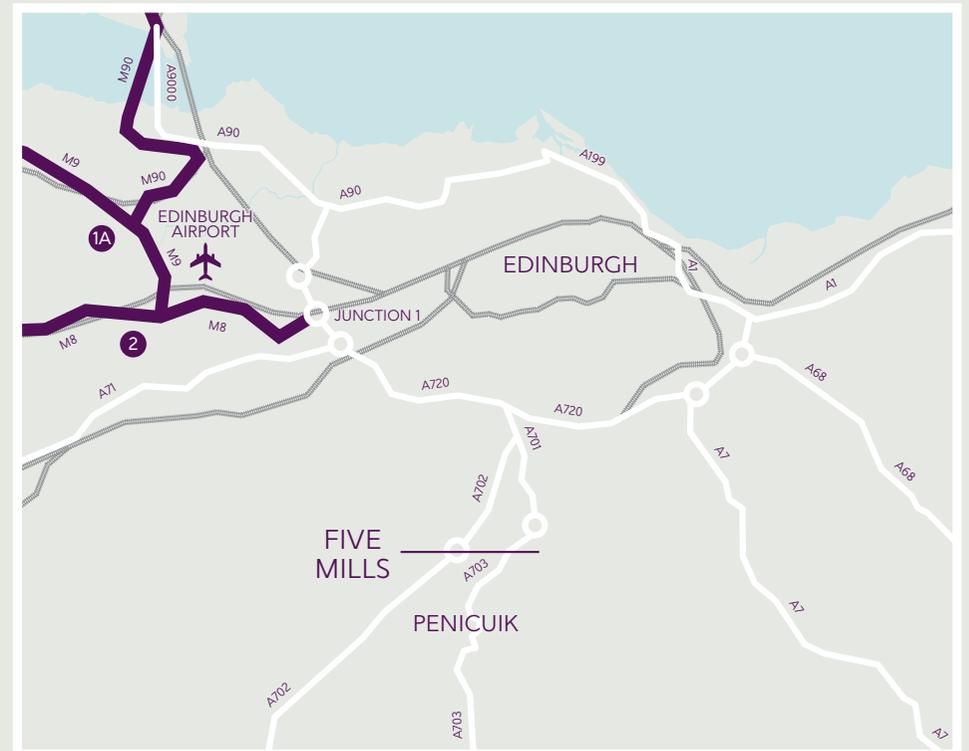
Additional primary schools in the area include Strathesk Primary School and Roslin Primary School, a four and six minute drive away respectively. Further secondary school options can be found in Penicuik and Bonnyrigg.

For those pursuing higher education, the University of Edinburgh is among the foremost education institutions in the world with a long and decorated history. Additional options include Edinburgh Napier and Queen Margaret University, both well regarded.



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Map not to scale.