

PENICUIK

8 THE BRAE, AUCHENDINNY  
EH26 0RB



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EPC RATING: D

OFFERS OVER £160,000





## SPACIOUS THREE BED LOWER VILLA WITH GARDENS - LOCATED IN PICTURESQUE AUCHENDINNY

This superb maindoor lower villa with private gardens has been well maintained with a recently updated kitchen, beautifully presented living space, three double bedrooms and a family bathroom. The property is located in the historic village of Auchendinny, on the outer fringes of Penicuik, with a frequent bus service, good schools, shopping & leisure facilities all available nearby. It would ideally suit first time buyers, professionals working from home or a family wishing to live in a stunning semi-rural location with easy access into the city centre.

### VIEWING

By appointment Please call 0131 4466850

### PROPERTY DESCRIPTION

- Long hallway with large storage cupboard housing the boiler
- Spacious, bright living/dining room with twin windows, storage cupboard housing the hot water tank & electric stove with wooden shelf over
- Good sized kitchen with excellent range of contemporary cream high gloss handleless units & appliances, a larder cupboard and door accessing the rear garden areas
- Large principal bedroom, quietly located to the rear with twin windows & original fitted wardrobe
- Two further double bedrooms, both with fitted wardrobes & Edinburgh presses
- Family bathroom with bath, shower, sink & wc
- Gas central heating from condensing boiler updated in 2014, together with a hot water storage tank
- Timber double glazed casement windows
- Beautifully maintained private front lawned garden with flower borders, area of private garden ground to the side of the building and a communal drying green
- Free on street parking

### AREA

Auchendinny is a charming Midlothian village, surrounded by open countryside, located within easy commuting distance of Edinburgh. The village itself has a cafe & community centre, with the Glencorse Golf Course on your doorstep. Nearby Penicuik offers a comprehensive range of amenities & shopping. More extensive facilities can be found at nearby Straiton Retail Park with its wonderful range of retail outlets. There are first class recreational facilities within Penicuik, including a variety of bars & restaurants, in addition to a leisure centre with swimming pool & library. For those who love outdoor pursuits, there is hiking, cycling, horse riding and golfing. The Pentland Country & Wildlife Park is also easily accessible and there is ski-ing at Hillend. The property is in the catchment for Mauricewood & Sacred Heart RC Primary Schools and Beeslack Community & St David's High Schools. There is easy access to the city by-pass and a frequent bus service operates in the area taking you to the city centre, making it ideal for commuters.

### EXTRAS

The blinds/curtains, light fittings, electric hob, double oven, dishwasher, integrated fridge freezer & washing machine are included in the sale.

### HOME REPORT VALUATION

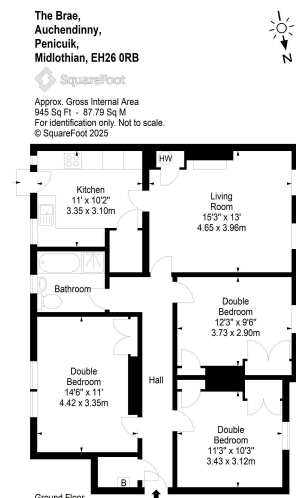
£165,000

Living/dining room	15'3 x 13' (4.65 x 3.96m)
Kitchen	11' x 10'2 (3.35 x 3.10m)
Bedroom 1	14'6 x 11' (4.42 x 3.35m)
Bedroom 2	12'3 x 9'6 (3.73 x 2.90m)
Bedroom 3	11'3 x 10'3 (3.43 x 3.12m)

### Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.



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