



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**2 Westerhaugh**

Auchendinny, Midlothian, EH26 8PF



# 2 Westerhaugh

This main-door lower flat forms part of a traditional building on the edge of Auchendinny, offering a characterful home with some modern touches and mostly neutral décor throughout. The two-bedroom home is sure to appeal to a wealth of buyers and lies within easy reach of excellent amenities in neighbouring Penicuik, such as a wealth of shops (including major supermarkets), schools at primary and secondary levels, transport links connecting across the county and into Edinburgh, and green space, including parkland and the scenic surrounding countryside.

Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



## Property Summary

- Main-door lower flat in Auchendinny
- Entrance hallway
- East-facing living room with log-burning stove
- Generous, well-appointed dining kitchen and rear porch with storage
- Two versatile double bedrooms
- Stylish bathroom with shower-over-bath
- Generous and mature communal front and rear gardens
- Unrestricted parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - C
- Home Report Value - £180,000













Two versatile double bedrooms offering modern touches and neutral décor







Stylish bathroom with  
shower-over-bath  
and generous, mature  
communal front and  
rear gardens









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**dream property!**



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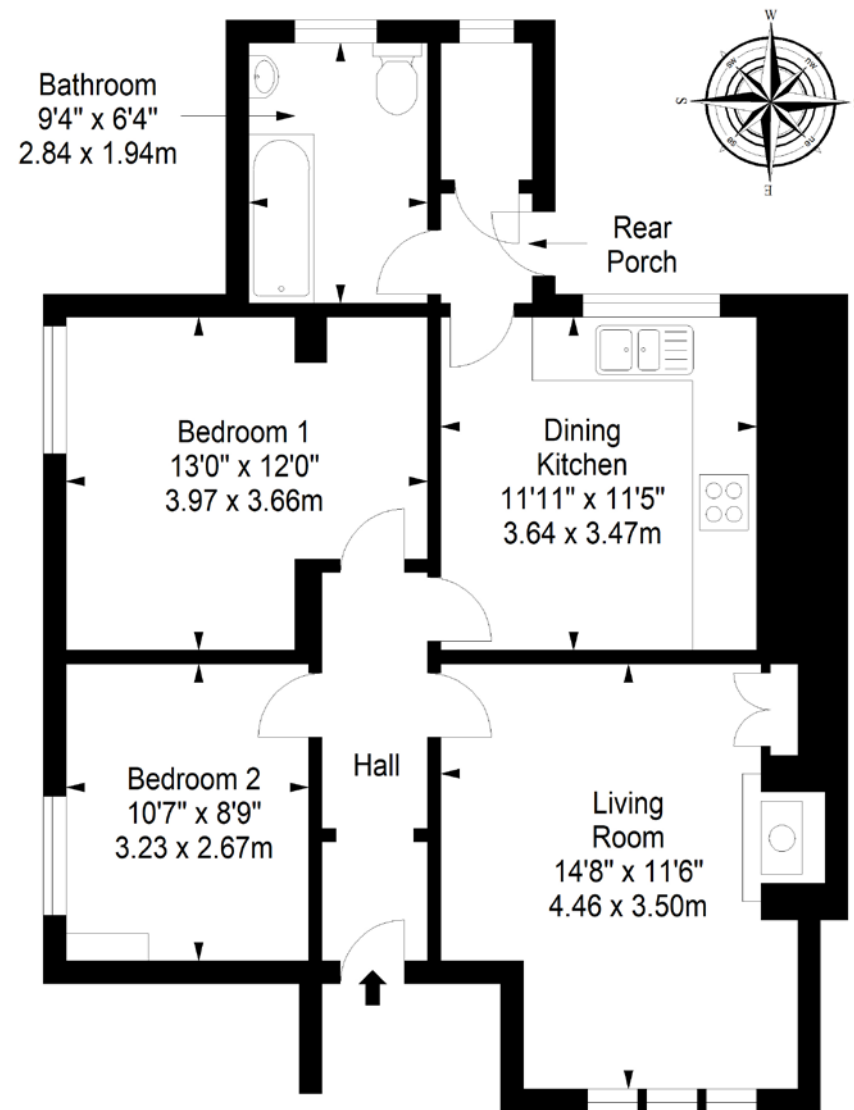
**CHARTERED FIRM**

**Zoopa.co.uk** **rightmove** **onTheMarket.com**

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**Ground Floor**  
Approx. 68.5 sq. metres (737.4 sq. feet)



**Total area: approx. 68.5 sq. metres (737.4 sq. feet)**