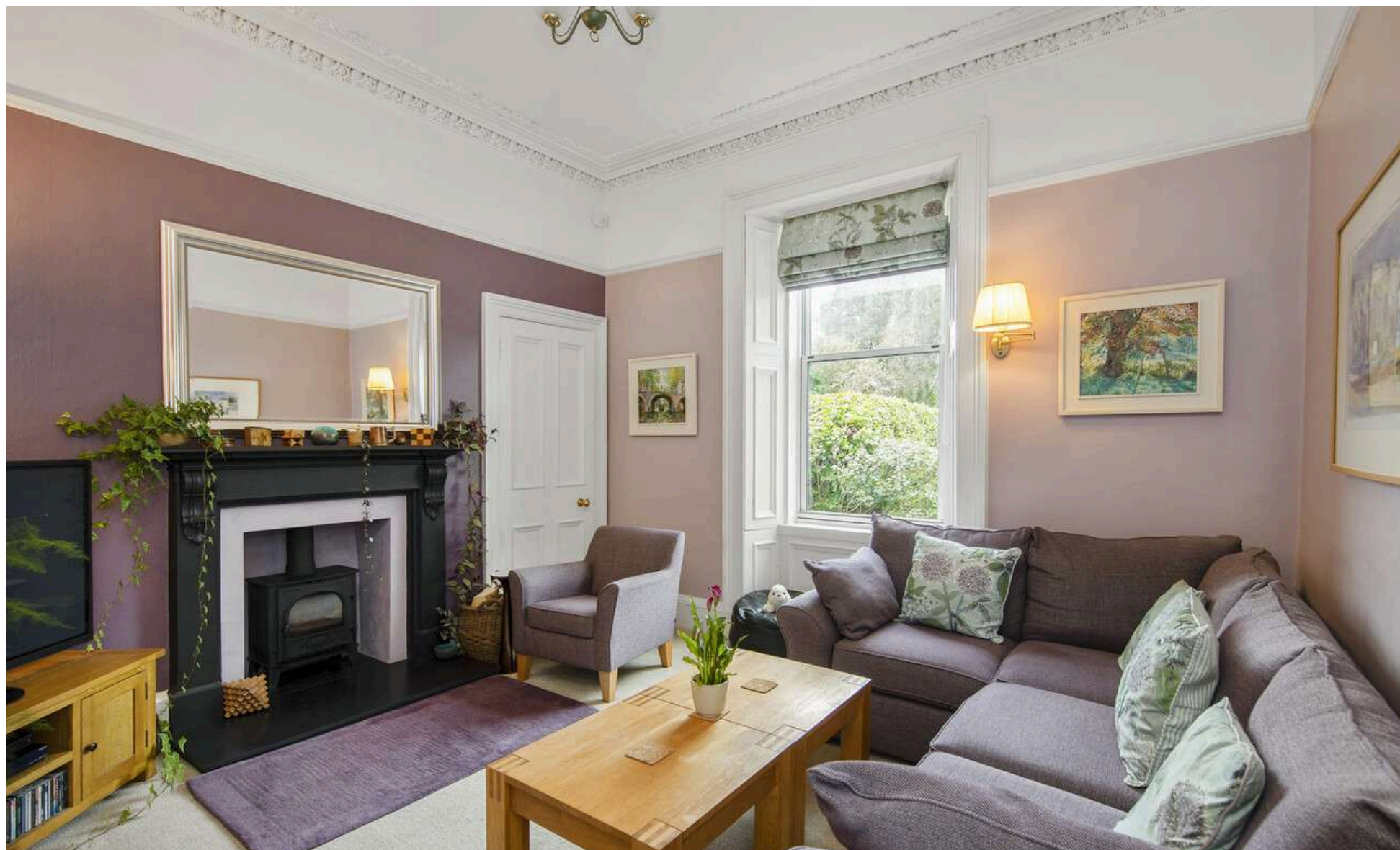
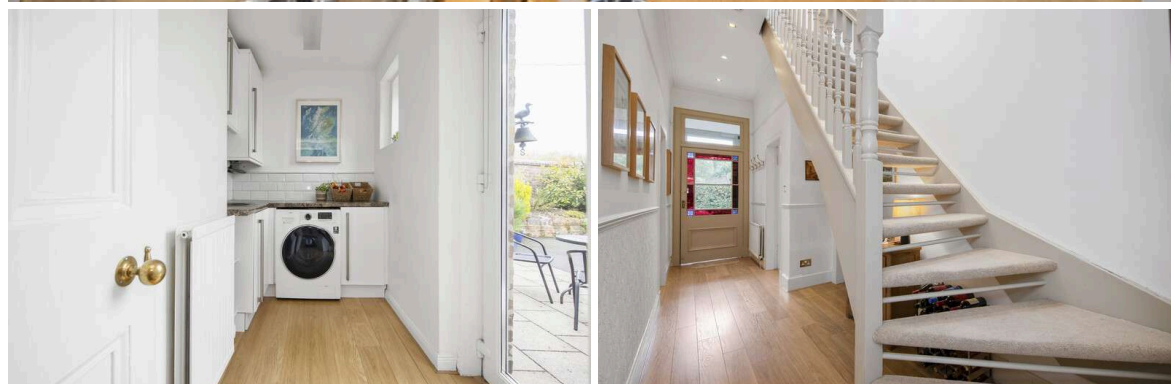




44 The Brae
PENICUIK | AUCHENDINNY | EH26 0RB


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solicitors & estate agents





44 The Brae

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Nestled in a picturesque rural setting overlooking Glencorse Golf Club and just 8 miles from central Edinburgh, this charming detached family home, dating back to the 1890s, offers a peaceful retreat. Surrounded by spacious, well-established gardens, the property has been meticulously finished to a high standard throughout. With elegant decor, quality flooring, and modern kitchen and bathroom fittings, both the generously sized, flexible living spaces and the mature gardens are sure to appeal to those seeking a special home that offers both privacy and an exceptional lifestyle.

The ground floor includes a cozy sitting room with multifuel stove and views of the front garden, a large kitchen/dining room with fully-glazed door leading to a rear patio, and an adjacent utility room with another fully glazed door to the garden. There are also two double bedrooms, one of which could serve as a dining room if desired, along with a particularly spacious bathroom.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Idyllic location: 8 miles from Edinburgh, overlooking Glencorse Golf Club.
- Charming 1890s build: Detached with high-quality finishes.
- Large private garden: Mature, landscaped outdoor space.
- Flexible layout: 4 bedrooms, adaptable spaces.
- Unique balcony: Velux Cabrio with leafy views.
- Off-street parking: Private driveway.

Auchendinny is a charming Midlothian village, surrounded by open countryside and located within easy commuting distance of Edinburgh. The village itself has a cafe and community centre, with the Glencorse Golf Course also located nearby. Nearby Penicuik offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets. There are first class recreational facilities within Penicuik, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike the area has something for everyone, from hiking, cycling and horse riding to golfing. The Pentland country and wildlife park is also easily accessible and there is ski-ing at Hillend. There is easy access to schooling from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates in the area.

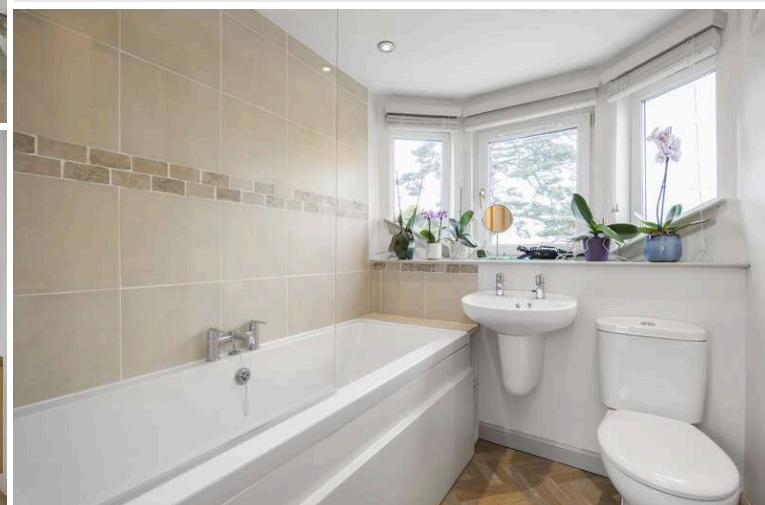


Upstairs, a roomy landing offers space for a study or play area, featuring a "Velux Cabrio Balcony" that opens to a leafy view. Two more double bedrooms with Velux windows one equipped with L-shaped desk and storage units ideal for home working. A family bathroom complete the internal layout.

Outside, the property boasts a landscaped front garden, surrounded by a tall hedge for added privacy. There is a useful garden store and a driveway provides convenient off-street parking.

EPC C, Council tax E. There is no factor associated with this property.

Extras included in this sale are the log store, blinds, kitchen appliances such as washing machine, dishwasher, fridge/freezer and washer/dryer.







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