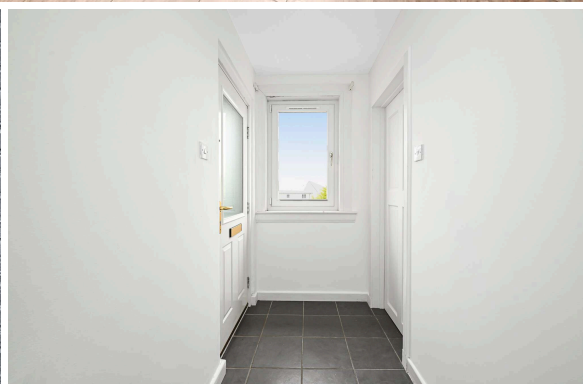




11 Firth Crescent
AUCHENDINNY | PENICUIK | EH26 0RA


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11 Firth Crescent

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Superbly tucked away in a quiet cul de sac within a stone's throw of scenic open countryside is this most appealing upper flat, boasting a large south-facing private garden to rear and unrestricted parking on street. The nearby town of Penicuik offers an excellent range of amenities and there's easy access to great local transport links.

Viewing is highly recommended to appreciate this property, offering a light and spacious interior which would be ideal for a first time purchaser who also wants a larger than average private garden for this property type. See below for the features on offer -

- Twin window living/dining room with cupboard storage
- Kitchen fitted out with a range of Shaker style units plus additional cupboard space
- Double bedroom
- Bathroom with electric over bath shower
- Entrance hall with deep store cupboard and attic access
- Double glazing and gas central heating
- Private store within communal stair
- Sunny private rear garden with lawn and clothes poles
- Parking within cul-de-sac

Council tax band A, energy rating D

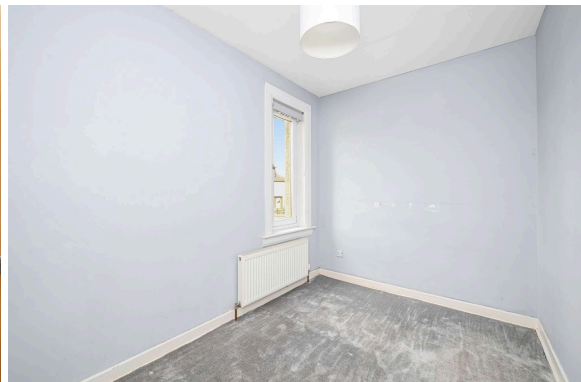
There is no factor fee associated with this property

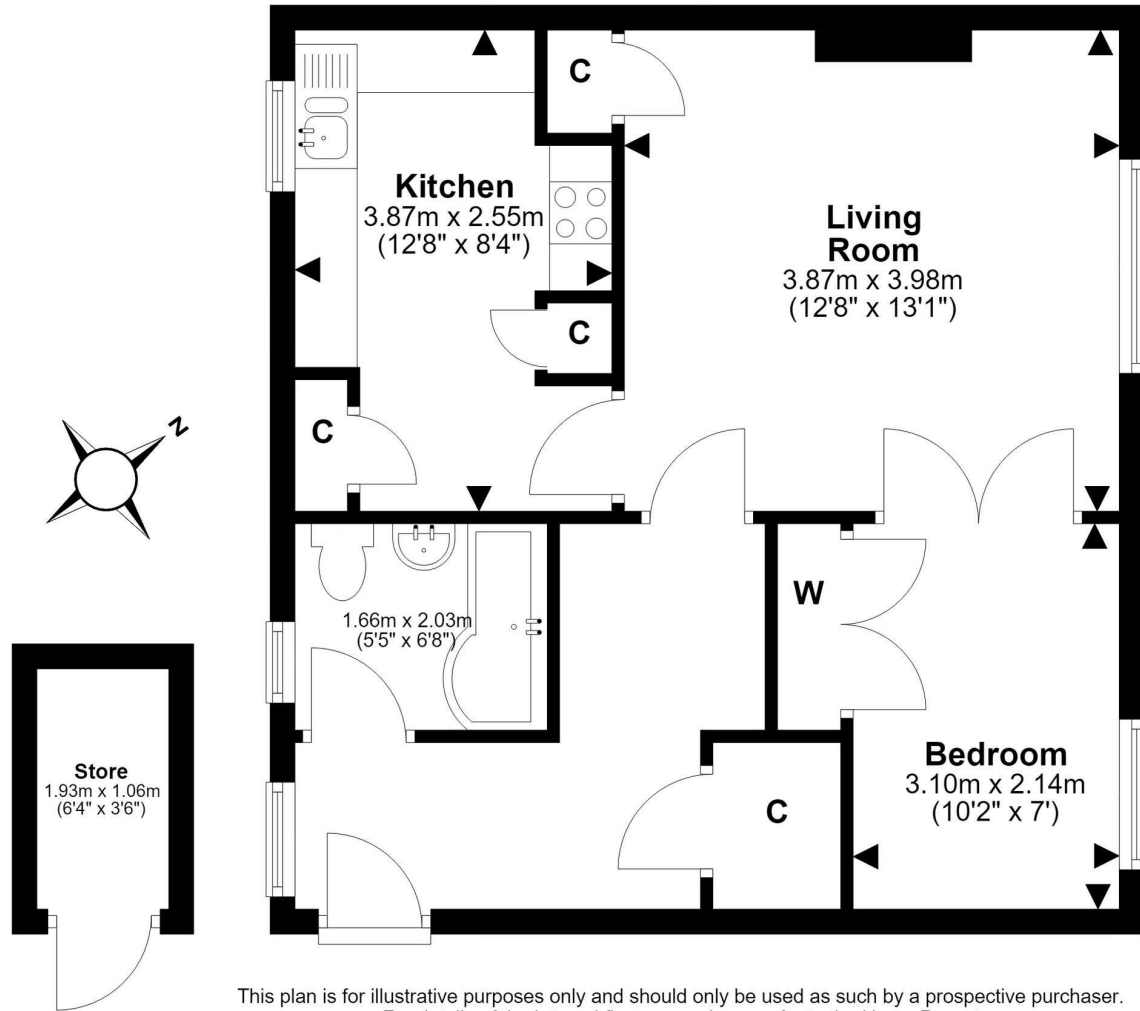
Property sold as seen

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



Auchendinny is a charming Midlothian village, surrounded by open countryside and located within easy commuting distance of Edinburgh. The village itself has a pub and community centre, with the Glencourse 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 skiing at Hillend. For the commuter there is easy access to the city by-pass and a frequent bus service operates in the area.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.