



The Beeches , Penicuik, Midlothian, EH26 8PD



## Welcome

Welcome to The Beeches, Auchendinny, an exceptional and seldom available detached cottage, gracefully situated in a breathtaking rural setting near Auchendinny. This substantial, extended residence offers spacious and versatile accommodation almost exclusively on the ground floor, with added advantage of an attic bedroom with en-suite bathroom, to create a warm and inviting family home. The property enjoys generous, mature gardens to the front, side, and rear, providing a private haven perfect for entertaining or unwinding amidst tranquil countryside surroundings. A lengthy shared driveway access leads to a substantial detached garage/workshop. Opportunities to own properties in a setting like this are very rare, making early viewing highly recommended.







- Stunning rural setting near Auchendinny
- Conservatory/garden room with electrics and heating, positioned to the front
- Inner entrance hallway
- Living room with bay style window and window seat, multi fuel stove and fireplace
- Dining room with rear facing window
- Fitted kitchen with a range of base and wall units, induction hob, extractor, double oven, and a range of white goods
- Bedroom one with front facing bay style window, built-n wardrobes, and Edinburgh style press
- Bedroom two with rear facing window, built-in wardrobes, and dressing table
- Family shower room with electric shower, sink, vanity unit, and wc
- Inner hall area with storage
- Rear porch
- Boiler and storeroom/workshop
- Upper-level bedroom/attic room with front facing window and built-in storage
- Upper-level en-suite bathroom with three-piece white suite, Velux window, and eve's storage
- Double glazing and oil-fired central heating
- Private garden grounds surrounding the property that are ideal for entertaining and relaxation
- Additional land and wooded area adjacent to the property
- Shared driveway road access
- Large double detached garage and workshop with light and power







## Auchendinny

Auchendinny is a charming village nestled in the picturesque Midlothian countryside, offering a tranquil setting just a short drive from the bustling city of Edinburgh. Renowned for its scenic surroundings, Auchendinny boasts a harmonious blend of rural beauty and convenient connectivity, making it an attractive choice for both families and professionals seeking a peaceful retreat within easy reach of urban amenities. The area is well served by local facilities, including shops, schools, and leisure opportunities, while nearby woodland walks and green spaces provide ample scope for outdoor enjoyment. Residents benefit from excellent transport links, with swift access to the city centre via road and public transport, ensuring Auchendinny combines the best of country living with practical accessibility.

## Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances and remaining white goods. No warranty applies to any integrated or free-standing appliance, or other moveable items included in the sale and these items are deemed sold as seen. Other items may be available by negotiation.






# Get in touch

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Property Hub:

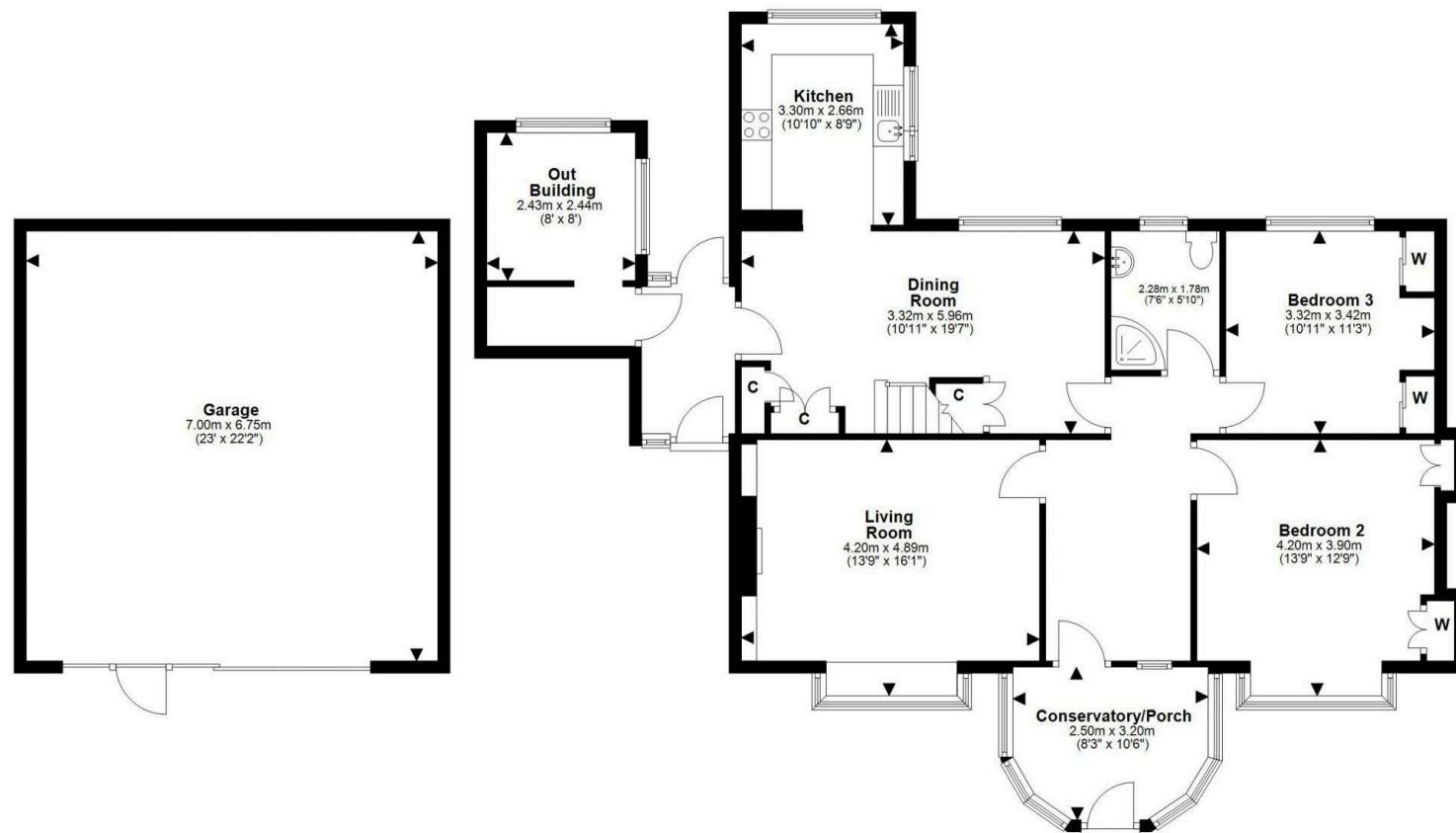
25-27 High Street, Dalkeith  
EH22 1JB

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor



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.