



21 Vellum Road, Auchindinny, EH26 0JL



Welcome

Offered to the market is this simply stunning semi-detached villa with integral garage, quietly positioned within a sought-after modern development in the popular village of Auchendinny, close to Penicuik. Beautifully presented throughout, the property offers spacious and flexible accommodation ideally suited to modern family living.

The welcoming entrance hallway leads to a bright rear-facing lounge enjoying lovely views over the rear garden, creating a relaxing and peaceful living space. To the rear of the property is a stylish modern dining kitchen featuring a breakfast bar and ample space for a table and chairs, making it ideal for both everyday living and entertaining. Patio doors provide direct access to the rear garden and allow an abundance of natural light into the room. The kitchen is fitted with a range of modern units and integrated appliances including a fridge freezer, dishwasher and washing machine. A convenient WC completes the ground floor accommodation.

On the upper level, the principal bedroom benefits from a modern en-suite shower room, while there are two further generous double bedrooms and a contemporary family bathroom. Excellent storage is provided throughout the property, including attic space.

Externally, the property enjoys a substantial rear garden which has been laid to lawn and bordered by mature shrubbery, creating a wonderful outdoor space for children and pets to play safely. To the front, there is an integral garage and a driveway providing off-street parking for two to three vehicles. The property benefits from an EV charging point and solar panels.



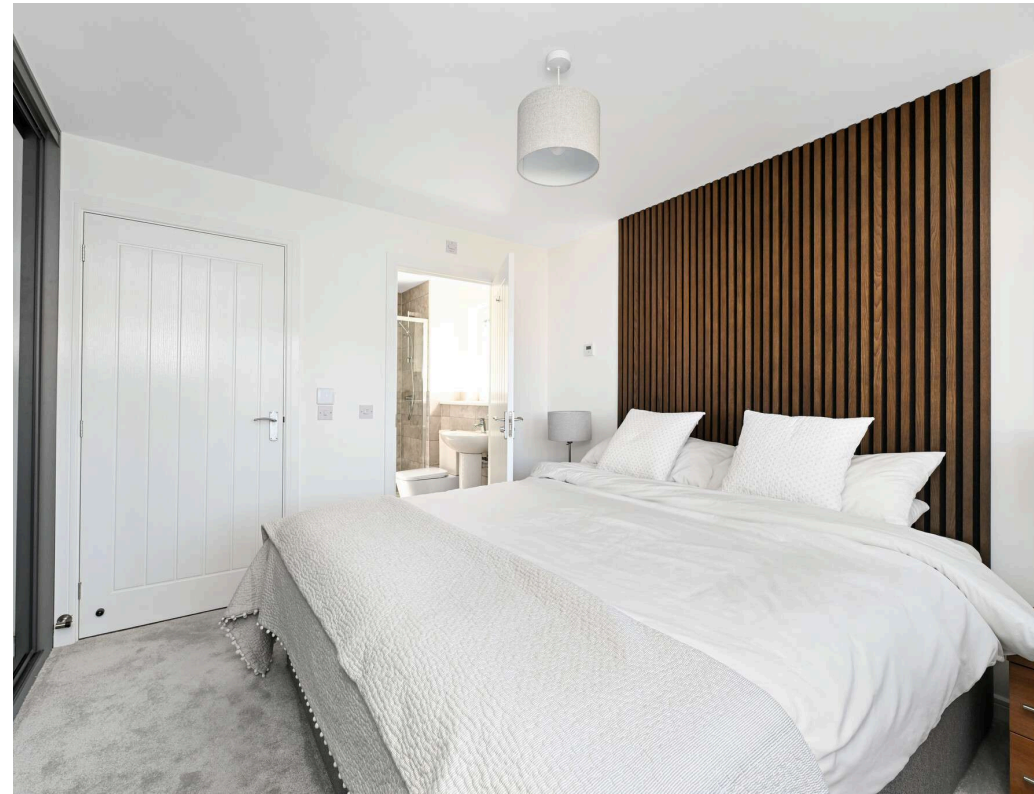


Auchinenny, Penicuik

Auchendinny is a charming semi-rural village situated on the edge of Penicuik, offering a peaceful setting whilst remaining within easy reach of Edinburgh. Penicuik itself provides an excellent range of local amenities including supermarkets, cafes, restaurants and schooling at both primary and secondary levels. The area is surrounded by beautiful countryside and woodland walks, including nearby Roslin Glen and the Pentland Hills, making it ideal for outdoor enthusiasts. Excellent road links and regular public transport services provide convenient access into Edinburgh and surrounding areas.

Extras

Included in the sale are light fittings and blinds. Any interested party has the option for the furniture to be included.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

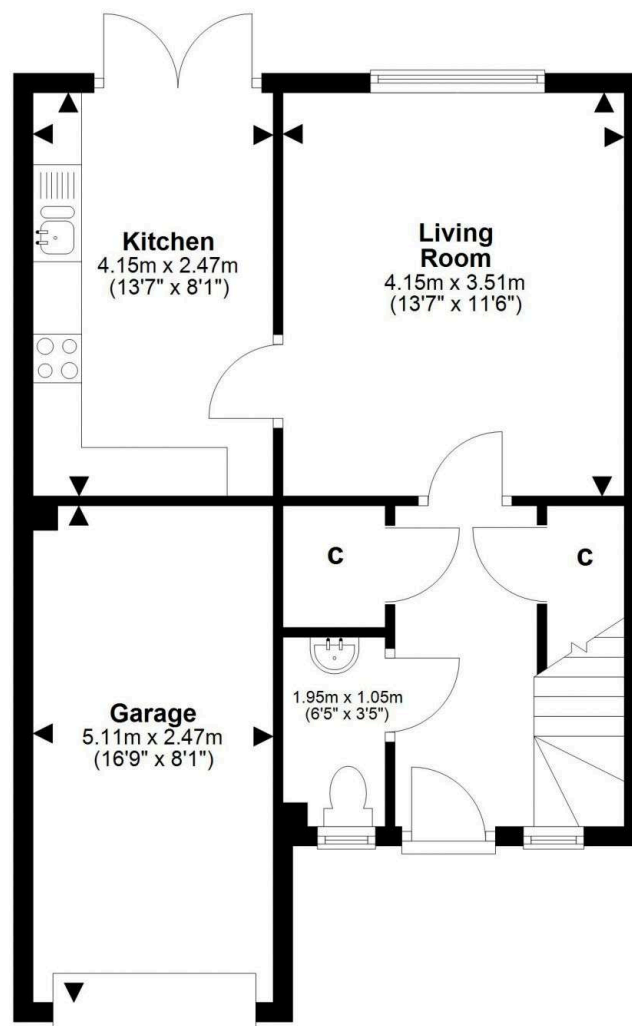
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

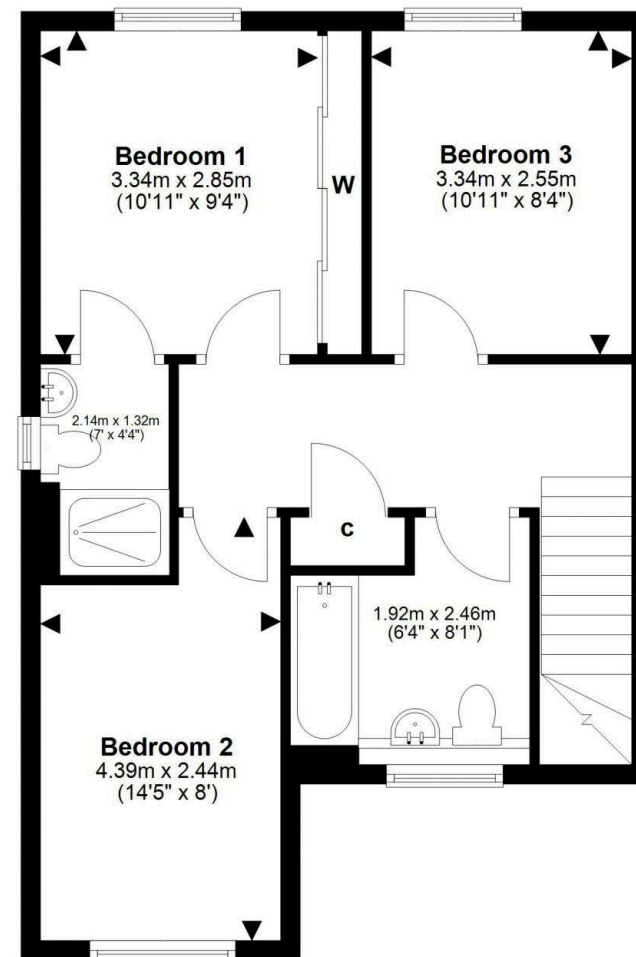
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.