



13 Firth Crescent, Auchendinny, Penicuik, EH26 0RA

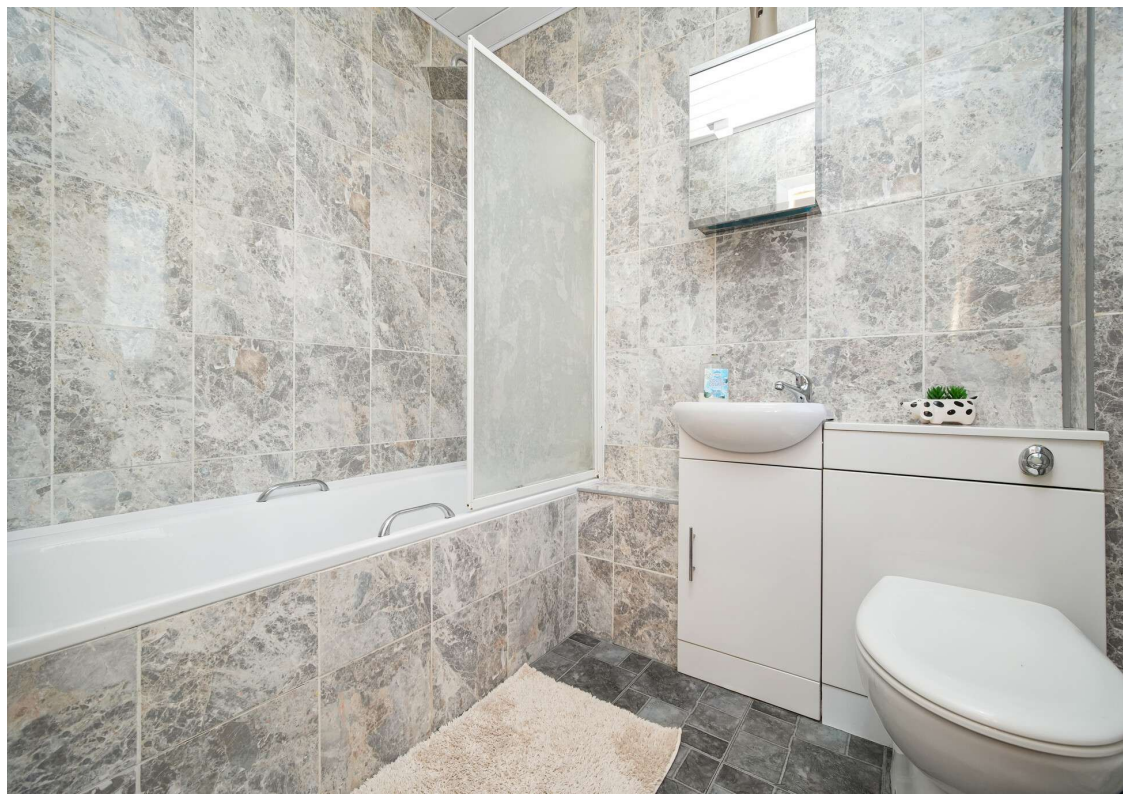


Welcome

Welcome to Firth Crescent, this top floor flat located in the sought-after village of Auchendinny, offers generously proportioned accommodation, an impressive private rear garden and an enviable semi-rural setting just moments from Penicuik and within easy commuting distance of Edinburgh. The property provides bright, well-balanced accommodation ideally suited to first time buyers, families and investors alike. A particular highlight is the substantial private rear garden, which provides a wonderful outdoor space for relaxing, entertaining, gardening or family enjoyment. On-street parking is available immediately outside the property. Further benefits include double glazing, gas central heating and excellent storage. An early viewing is recommended.

- Reception hallway
- Living room, rear facing
- Kitchen would now require some upgrading
- Three double bedrooms, one used as a dining room
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Double glazing
- Private garden to the rear
- On street parking available







Auchendinny

Auchendinny is a charming village on the northern edge of Penicuik, surrounded by beautiful countryside and the picturesque River North Esk. The village enjoys a peaceful setting whilst remaining within easy reach of Edinburgh, making it particularly popular with commuters. Penicuik offers an excellent range of everyday amenities including supermarkets, independent shops, cafés, restaurants, leisure facilities and well-regarded schooling, while the nearby City Bypass provides swift access to Edinburgh, the motorway network and Edinburgh Airport. Outdoor enthusiasts are well served by the nearby Pentland Hills Regional Park, scenic woodland walks and Glencorse Golf Club.

Extras

Included in the sale are: Floor coverings, light fittings and all integrated appliances. No warranty applies to any integrated appliances, white goods or moveable items included in the sale.





Get in touch

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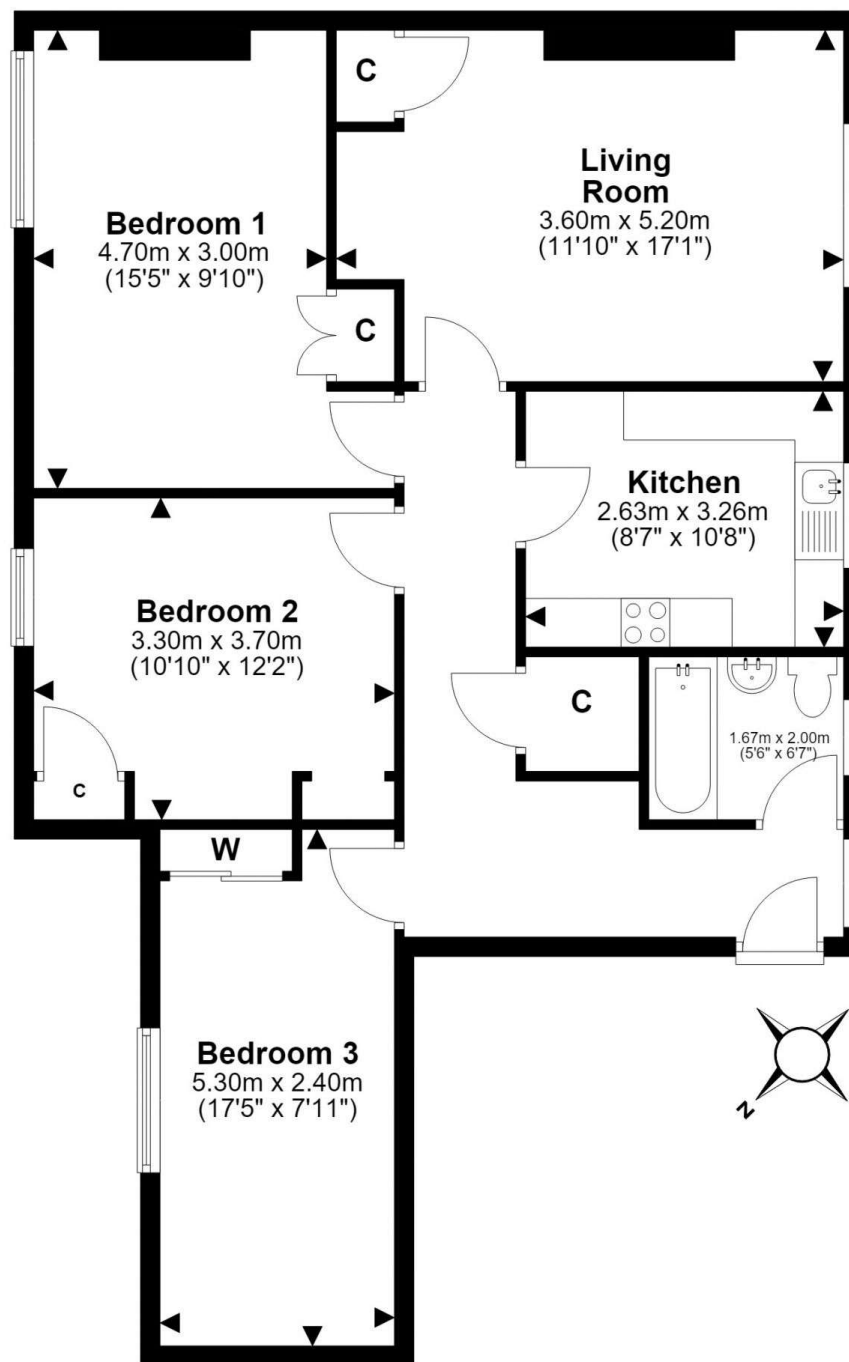
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

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.



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.