





Welcome

Welcome to 17 The Brae-a rarely available upper villa with two-bedrooms, plus study room, perfectly positioned within the desirable village of Auchendinny near Penicuik, this spacious home boasts double glazing, gas central heating, external cellar storage/utility, private garden grounds, communal drying green with an outlook to a woodland area, and off-street covered car port parking. The property does now require some upgrading but offers superb potential for first time buyers, professional couples and young families alike. Early viewing is highly recommended to fully appreciate the generous accommodation and outstanding potential this property offers.

- Entrance hallway
- Spacious living room with dual aspect windows, wall mount electric fire, and built-in storage/display
- Dining kitchen with dual aspect windows, a range of base and wall units, and airing cupboard
- Bedroom one with rear facing window
- Bedroom two with front facing window
- Study/nursery with front facing window
- Family shower room, shower cubicle with electric shower, wc, sink, and store cupboard
- Double glazing and gas central heating
- External cellar storeroom/utility plumbed for a washing machine
- Car port covered parking
- Private rear garden grounds with a greenhouse, shed, and summerhouse
- Communal drying green overlooking woodland





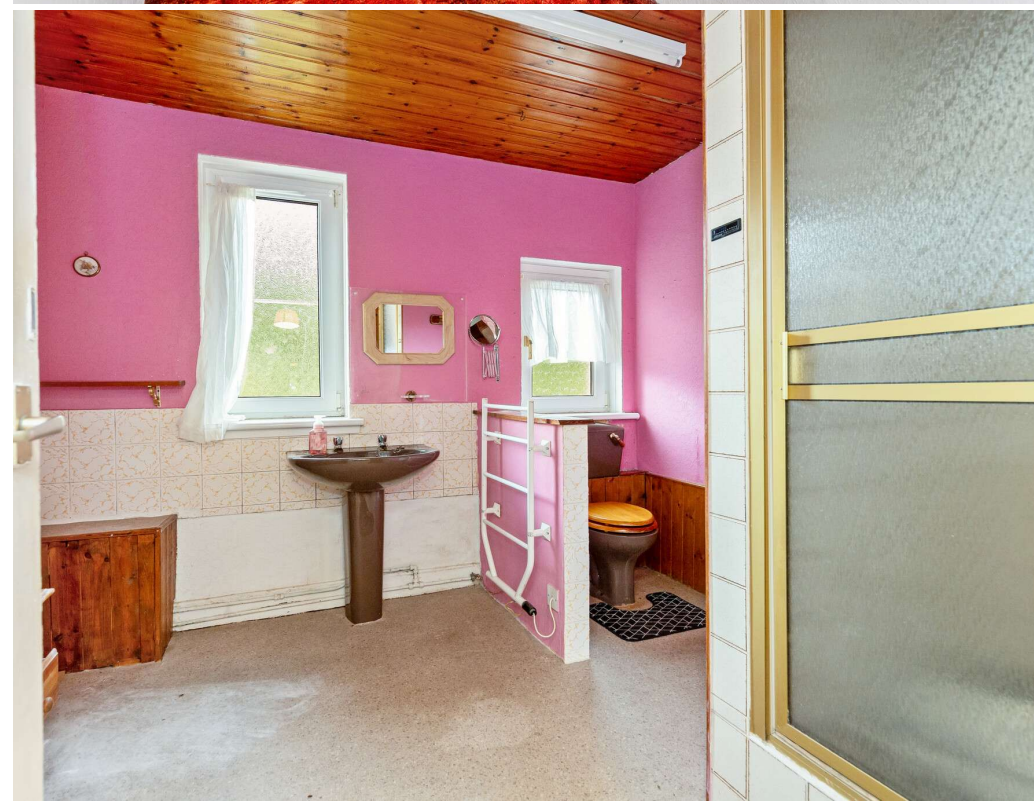


Auchendinny

The historic village of Auchendinny lies on the outskirts of Penicuik, approx. one mile from Penicuik and eight miles south of Edinburgh city centre making this a popular location for commuters. Surrounded by rolling countryside and delightful leafy paths by the River North Esk, the village successfully combines a tranquil environment with city centre accessibility. The village itself boasts a community centre and nursery with the Glencourse Golf Course also located nearby. A further wider range of amenities can be found in neighbouring Penicuik which offers excellent shopping and leisure facilities and the highly regarded Beeslack school. A little further afield, the Straiton Retail Outlet boasts many High Street stores and there are excellent bus services running into the city centre. The out-of-doors enthusiast will also be delighted by proximity to Hillend Winter Sports Centre and the wonderful open spaces of The Pentland Hills Regional Park. Edinburgh International Airport and the central motorway network are readily accessible via the city by-pass.

Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, and any remaining appliances. All appliances and white goods are sold as seen and no warranty applies to these, or any movable items included in the sale.





Get in touch

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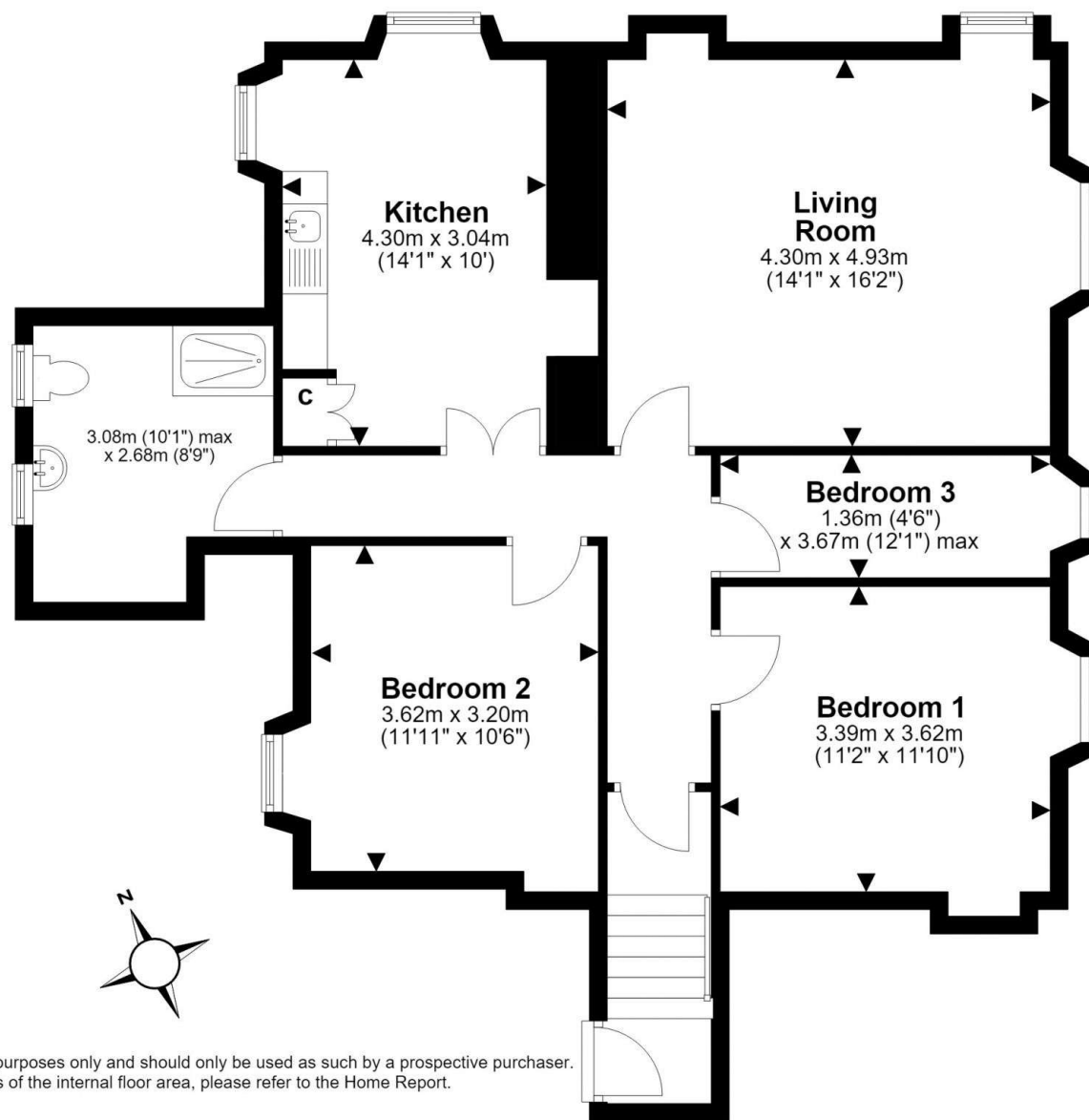
Bruntsfield Office:

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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.