



21 Otter Walk
AUCHENDINNY | PENICUIK | EH26 0TL

warners
solicitors & estate agents



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Nestled in a quiet, modern development, moments from excellent amenities, quick transport links and the vast open countryside is this immaculately presented end terrace home. Built circa 2025 the property boasts a communal playground, allocated parking, a private garden, gas central heating and double glazing and would make an ideal buy in a tranquil yet well-connected location.

The accommodation comprises a welcoming entrance hallway with a useful W/C compartment, a bright triple windowed lounge, a contemporary dining kitchen with attractive units, generous dining space and patio doors to the rear garden and following up a carpeted staircase the upper level enjoys a spacious principal bedroom with built-in mirrored wardrobes and an elegant en-suite shower room, two further well-proportioned double bedrooms and the villa is completed by a stylish main bathroom with shower over bath. Externally the large, secluded rear garden is mainly laid to lawn with a delightful decked area ideal for al fresco dining.

- End terrace house built in 2025
- Modern, quiet development
- Welcoming hallway, bright lounge, luxury dining kitchen
- Three spacious bedrooms, two bathrooms and a W/C
- Large rear garden offering a high degree of privacy
- Allocated parking
- Gas central heating and double glazing.

Energy Rating B. Council Tax G.

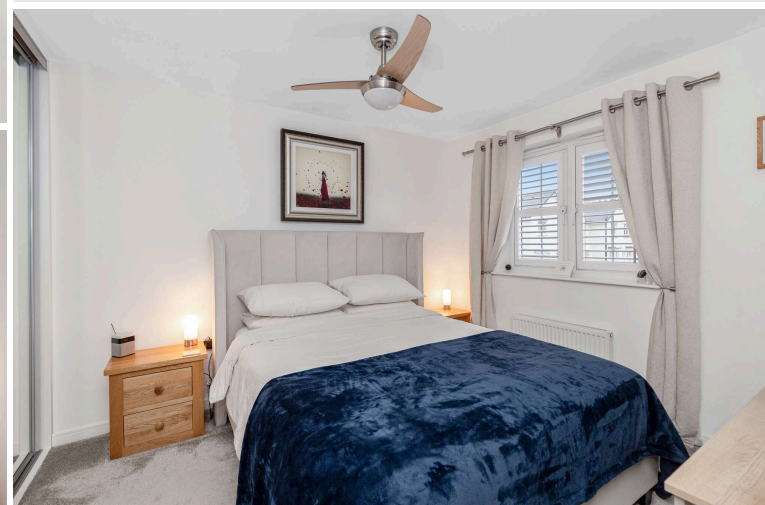
Factor payable to RMG Living Unit, approximately £5 per month for landscaping and £5 per month management fees

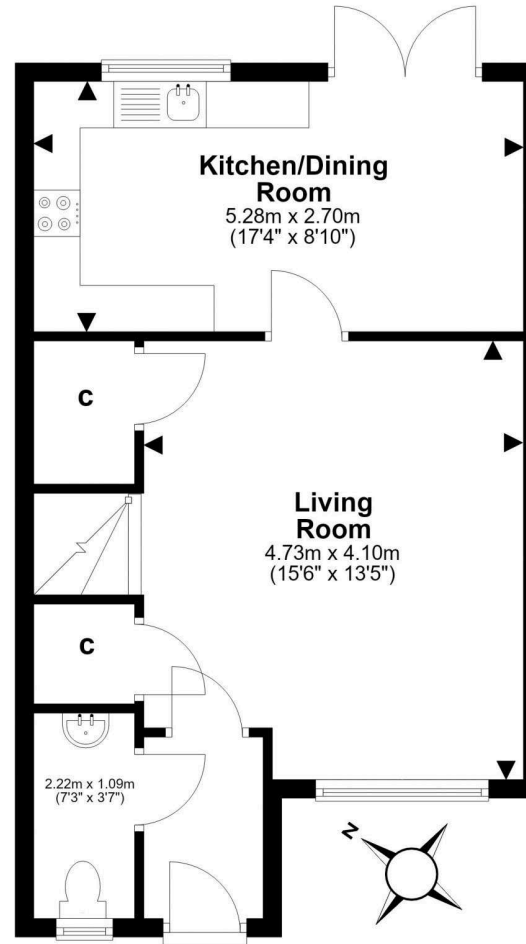
All fixtures, fittings, integrated kitchen appliances, curtains and blinds will be included in the sale. The ceiling fans and hall light fittings will be removed and replaced with standard fittings.

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

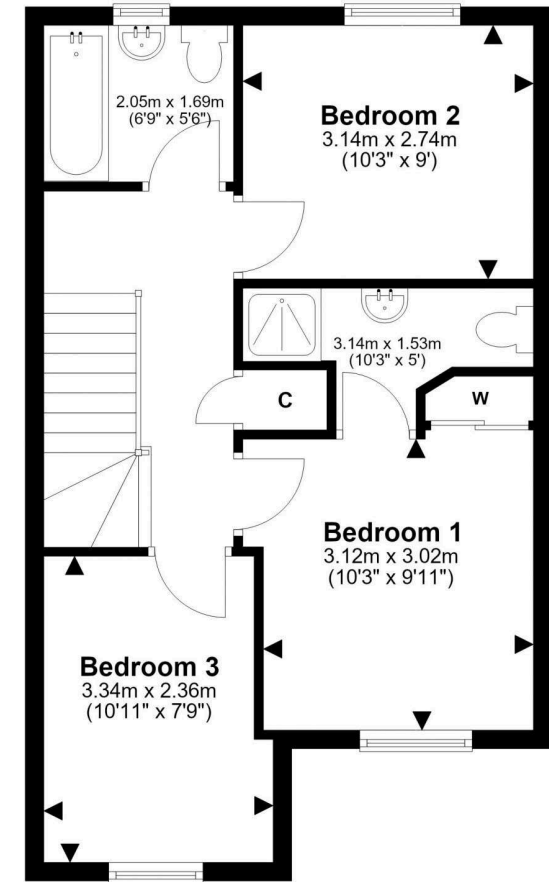


Auchendinny and Penicuik are highly respected Midlothian areas, situated approximately five miles south-west of Edinburgh's boundary. Built along the banks of the River North Esk the areas offer a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office 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 in the vicinity, 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 Penicuik has something for everyone from hiking, pony trekking and golfing. The Pentland country and wildlife park is also easily accessible and there is ski-ing at Hillend. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.





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.