


COULTERS[©]

21 THE BRAE

AUCHENDINNY, AUCHENDINNY, EH26 0QU

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

21 The Brae, Auchendinny is an utterly charming, ground floor one bedroom flat, forming part of a delightful stone built terrace. The property is in superb, move-in condition and is finished with beautiful fixtures & fittings throughout to create a wonderfully impressive, extremely engaging home. The property is accessed by way of a welcoming porch, fitted with a series of base mounted cupboard & integrated freezer, which in turn leads to the practical yet stylish fitted kitchen.

KEY FEATURES



Charming ground floor flat.



One beautifully presented double bedroom.



Delightful enclosed rear garden & separate shared garden.



Private parking space.



Pretty semi-rural location.



Excellent local amenities nearby.





The modern fitted kitchen has cabinets and integrated appliances including an induction hob, electric oven, extractor hood, dishwasher & fridge. The sitting room is a gorgeous central point in the home, with exposed original brickwork and a lovely fireplace forming a warming focal point in the room. The double bedroom is situated to the rear of the property with a wardrobe. A sleek, luxurious shower room features a large walk-in rainfall shower, WC and wash hand basin. There is a delightful private garden, in addition to a large communal drying green. Beyond the drying green is woodland with paths that take you down to the river. The timber garage is set up as a gym and there is a parking space in front of the garden gate.





THE LOCAL AREA

The historic village of Auchendinny enjoys a semi-rural setting yet is within easy commuting distance of Edinburgh and surrounding towns. The neighbouring town of Penicuik offers a good selection of shops and amenities as well as the usual banking and post office services. There is also a variety of bars and restaurants together with leisure facilities including a leisure centre with swimming pool and library.

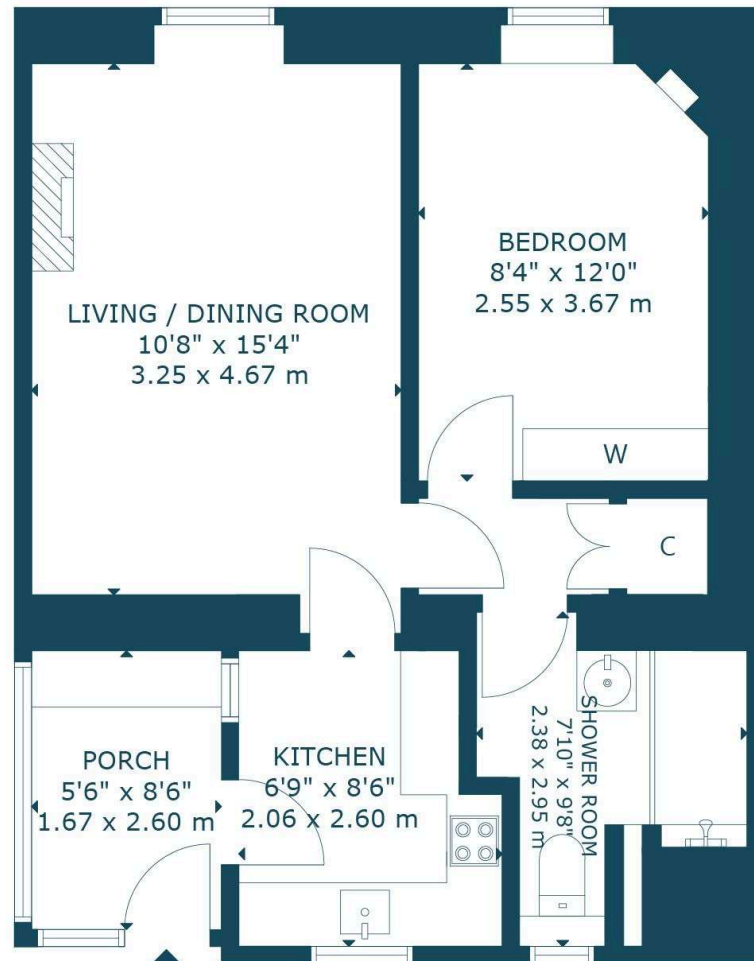
Further extensive shopping can be found at Straiton Retail Park with a number of major retail outlets including Sainsburys, M&S Food, Asda, Ikea and Costco.

The surrounding area offers scenic walks and cycling opportunities with the Pentland Country and Wildlife Park and Hillend Winter Sports Centre also easily accessible. For the commuter there is easy access to the City of Edinburgh Bypass linking the main Scottish motorway network system and a frequent bus service operates in the village linking to Edinburgh's city centre.

EXTRAS

All blinds, light fittings & fitted flooring are included in the sale price along with the bedroom wardrobe, integrated appliances & washing machine.





IN
GROUND FLOOR



21 THE BRAE, AUCHENDINNY, PENICUIK, EH26 0QU

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 496 SQ FT / 46 SQ M GARAGE 129 SQ FT / 12 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.