





This lovely property is just perfect for first-time buyers and professional couples. McDougall McQueen are delighted to present to the market this stunning one-bedroom top (2nd) floor flat. Built on the site of a former paper mill, the property for sale forms part of an exclusive modern development, designed to take full advantage of the leafy riverbank setting. The property has been finished off to a high specification throughout and offers a spacious contemporary interior with lovely finishing touches and modern decor. The property benefits from gas central heating, double glazing and a secure entry phone system. There is an allocated parking space as well as visitor parking and communal garden grounds with a bin and bike store. Ideal for first time buyers, professional couples, and those looking to downsize.

- Sought-after modern residential development
- Secure communal entrance
- Hallway with walk-in storage and loft access
- Spacious open plan living room and dining kitchen with a range of base, wall and larder units. Gas hob, oven, stainless steel splashback, extractor, integrated appliances including a washing machine, dishwasher, and fridge freezer. Space for dining and living with twin windows flooding the room with light
- Superb double bedroom with his and hers double wardrobes
- Lovely bathroom with three-piece white suite, electric shower over the bath, shower screen, wc, sink and large wall mirror
- Double glazing and gas central heating
- Communal garden grounds
- Allocated parking space and additional visitor parking
- Bin and bike store
- Viewing is essential



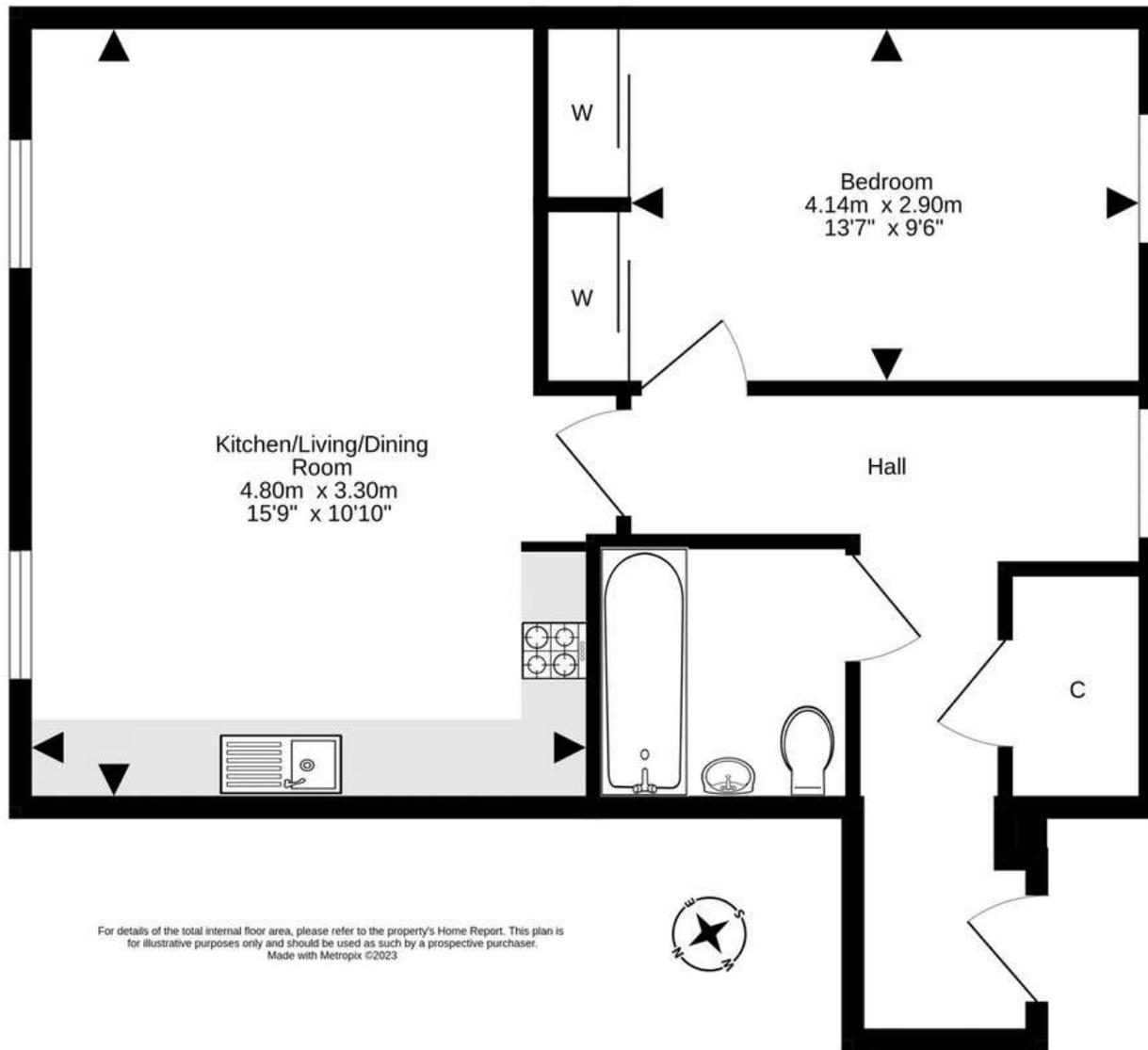
## Location

The historic village of Auchendinny lies on the outskirts of Penicuik, approx. 1 mile from Penicuik and 8 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, oven, hob, extractor and all integrated appliances. All integrated and white goods are sold as seen and no warranty applies to the goods or movable items.

EPC Band - B



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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 appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

