



Five Mills

AREA GUIDE

Ashberry
Homes

The Brae, Auchendinny, Penicuik, Midlothian EH26 0QZ Telephone: 01968 310 013 ashberryhomes.co.uk

A wealth of activities and amenities at your fingertips

Five Mills is situated in the beautiful Midlothian landscape, an addition to the quaint village of Auchendinny, just north of Penicuik. The development's picturesque surrounds are dotted with historic landmarks, while the local town centre supplies everyday amenities.

Edinburgh lies eight miles north of Auchendinny and residents are well connected to the capital through public transport and road links.

Five Mills offers excellent transport connections. Glencorse Barracks bus stop is a four-minute walk away and provides regular shuttles to Edinburgh, Silverknowes and Musselburgh. For rail links, Eskbank train station is seven miles away for local services, reaching Edinburgh Waverley in 19 minutes from which national rail connections can be made.

Those travelling by car will be encouraged by the well-supported road infrastructure connecting the development to Penicuik and Edinburgh, with the A701 being the major local road providing direct access to The City of Edinburgh bypass. For those requiring international travel, Edinburgh Airport is 13 miles away.

For day to day convenience, Edinburgh Road leading onto John Street runs through the centre of Penicuik – just a mile away from Five Mills – flanked by a thriving commercial district that provides a choice of supermarket, several high street retailers, locally loved restaurants as well as cafés, pubs and bars.



“We had a really good experience with Ashberry and we would definitely recommend them to a friend.

Charlotte and Michael
Ashberry Homes at Pirton Fields

There are several retail parks within a short drive. The closest of these is Straiton Retail Park, home to a wide array of retailers and eateries.

With the Scottish capital just a short commute away, residents have one of the UK's finest retail and hospitality centres on the doorstep. The Royal Mile offers a stunning pedestrianised hub from which a plethora of shopping streets emanate. In addition to the fantastic shopping on offer, Edinburgh also presents a vibrant nightlife and varied, award-winning dining across an array of cuisines.

Edinburgh is also noted as one of the UK's prime cultural destinations, home to magnificent architecture, an award-winning zoo and a collection of well-respected museums and art galleries.

For those who love the great outdoors, Auchendinny is nestled in the stunning Midlothian landscape, rich in views and history with many places of interest for residents to explore. Castlelaw Hill Fort, Rosslyn Castle and Old Penicuik House are examples of the hidden gems to discover.

There are several notable green public spaces purposed for leisure close to the development; Beeslack Wood and Three Hares Community Woodland are just a nine and 22 minute walk away respectively. Roslin Glen Country Park is just two miles away. Pentland Hills Regional Park lies to the west of the development, spanning from Edinburgh to Carlops. The region contains countless walking routes, a plethora of outdoor activities and plays host to regular events.

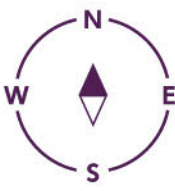
Those with young families will find a number of schools in the surrounding area catering to children of all ages. Mauricewood Primary School and Beeslack High School are both a little over half a mile from the development, meaning the school commute is quick and easy.

Additional primary schools in the area include Strathesk Primary School and Roslin Primary School, a four and six minute drive away respectively. Further secondary school options can be found in Penicuik and Bonnyrigg.

For those pursuing higher education, the University of Edinburgh is among the foremost education institutions in the world with a long and decorated history. Additional options include Edinburgh Napier and Queen Margaret University, both well regarded.








5 Bedroom Homes

-  The Sheringham
Plot 52
-  The Sauton
Plots 51, 53, 385, 387, 392 & 394

4 Bedroom Homes

-  The Ainsdale
Plots 68, 70, 93, 386 & 393
-  The Tantallon
Plots 65 & 388
-  The Addington
Plots 48, 49, 54, 56, 58, 67 & 69
-  The Hayling
Plots 55, 57 & 92
-  The Woburn
Plots 47, 50, 59, 71 & 395

3 Bedroom Homes

-  The Kendal
Plots 66, 72, 76 & 83
-  The Ardeer
Plots 73, 74, 75, 77, 78, 79, 80, 81, 82, 90 & 91

- Key to plan
- s/s Sub-station
 - g/g Gas governor
 - v Visitor parking

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.

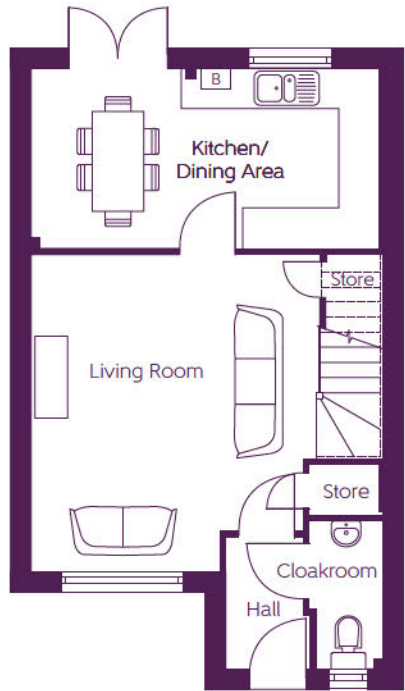


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The Ardeer
3 BEDROOM HOME

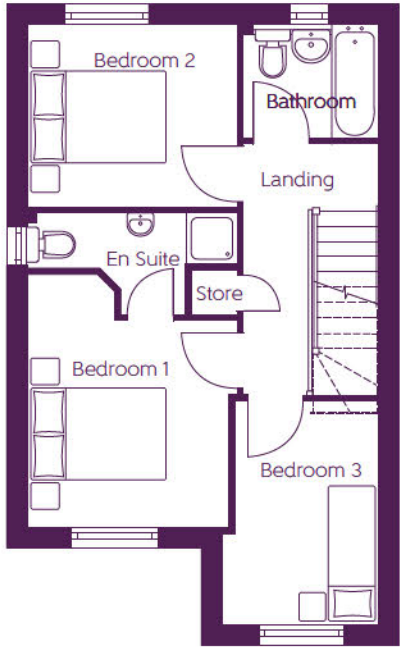


The Ardeer
3 BEDROOM HOME



Ground Floor

| | | |
|---------------------------------|-----------------------------|---------------------------|
| Kitchen/ Dining Area | 5.225m x 2.686m | 17'2" x 8'10" |
| Living Room | 4.751m (max) x 4.330m (max) | 15'7" (max) x 14'2" (max) |



First Floor

| | | |
|------------------|-----------------------------|---------------------------|
| Bedroom 1 | 3.095m (min) x 3.021m (min) | 10'1" (min) x 9'10" (min) |
| Bedroom 2 | 3.151m x 2.732m | 10'4" x 8'11" |
| Bedroom 3 | 3.356m (max) x 2.351m (max) | 11'0" (max) x 7'9" (max) |

B - Boiler --- - Reduced head height

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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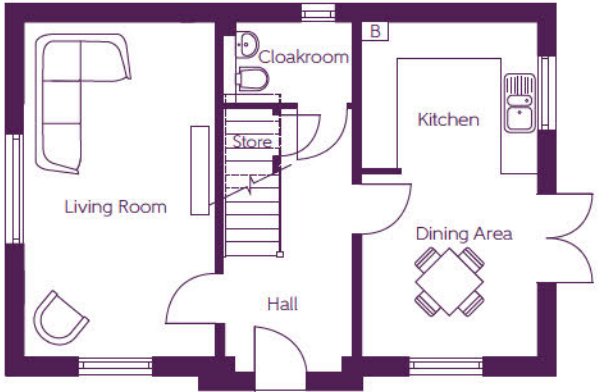


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The Kendal
3 BEDROOM HOME

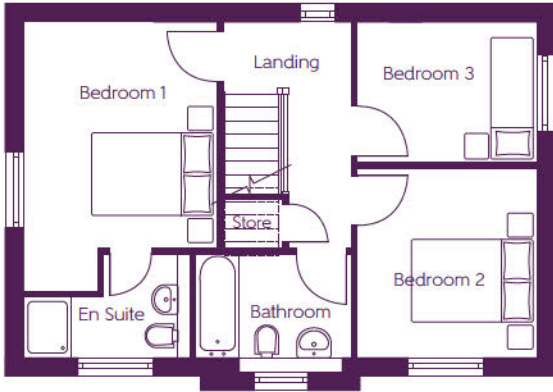


The Kendal
3 BEDROOM HOME



Ground Floor

| | | |
|-------------|---------------|---------------|
| Living Room | 5.59m x 3.20m | 18'4" x 10'6" |
| Dining Area | 3.06m x 2.95m | 10'0" x 9'8" |
| Kitchen | 2.95m x 2.43m | 9'8" x 8'0" |



First Floor

| | | |
|-----------|------------------------|------------------------|
| Bedroom 1 | 4.50m x 3.23m (max) | 14'9" x 10'7" (max) |
| Bedroom 2 | 3.15m x 3.00m | 10'4" x 9'10" |
| Bedroom 3 | 3.00m x 2.35m | 9'10" x 7'8" |

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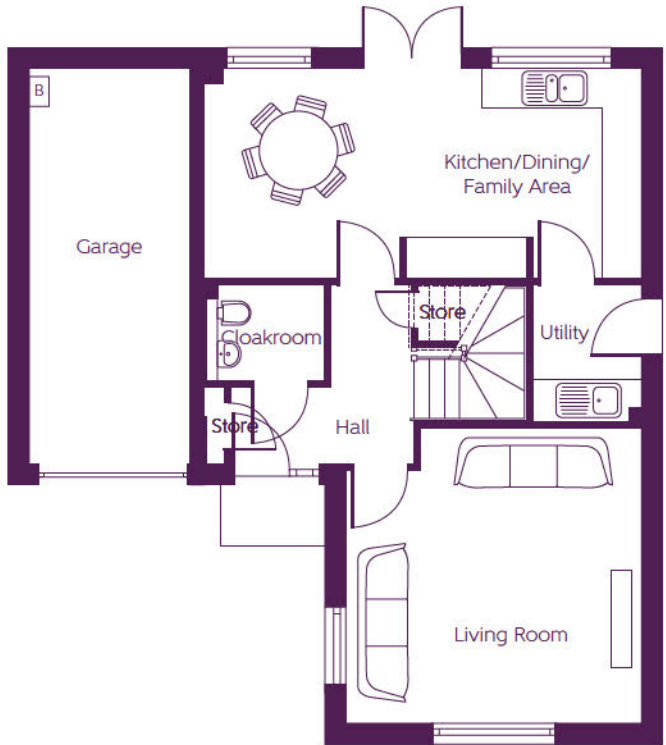


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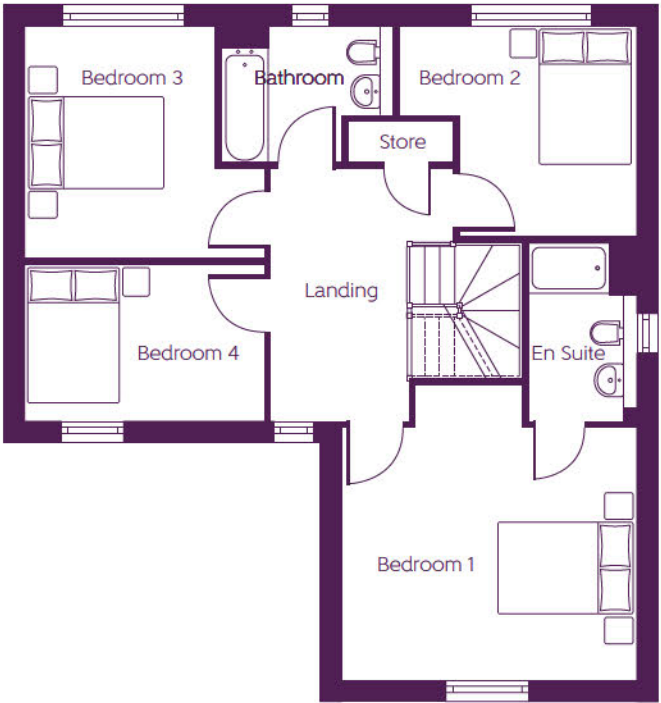
The Woburn
4 BEDROOM HOME



The Woburn
4 BEDROOM HOME



| | | |
|--------------------------------|-----------------------------|---------------------------|
| Ground Floor | | |
| Kitchen/Dining/ Family Area | 6.579m x 3.151m | 21'7" x 10'4" |
| Living Room | 4.440m (max) x 4.421m (max) | 14'7" (max) x 14'6" (max) |



| | | |
|-------------|-----------------------------|----------------------------|
| First Floor | | |
| Bedroom 1 | 4.440m (min) x 3.795m (min) | 14'7" (min) x 12'5" (min) |
| Bedroom 2 | 3.564m (max) x 3.164m (max) | 11'8" (max) x 10'5" (max) |
| Bedroom 3 | 3.602m (min) x 3.486m (max) | 11'10" (min) x 11'5" (max) |
| Bedroom 4 | 3.603m x 2.358m | 11'9" x 7'8" |

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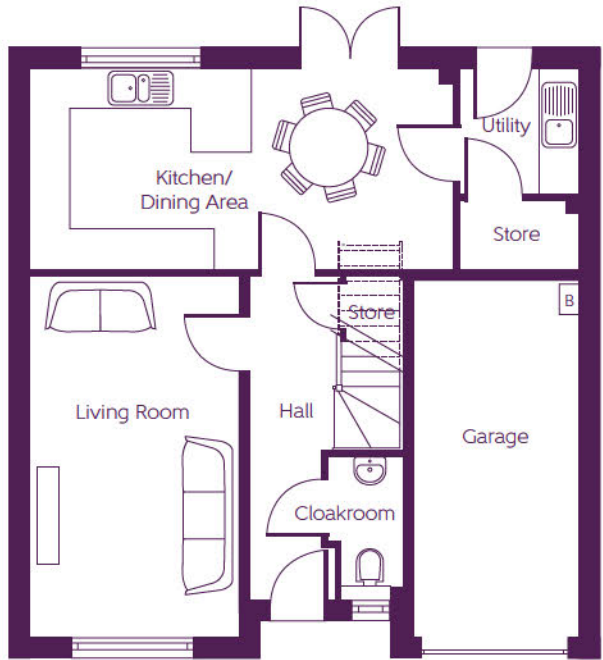


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The Hayling
4 BEDROOM HOME

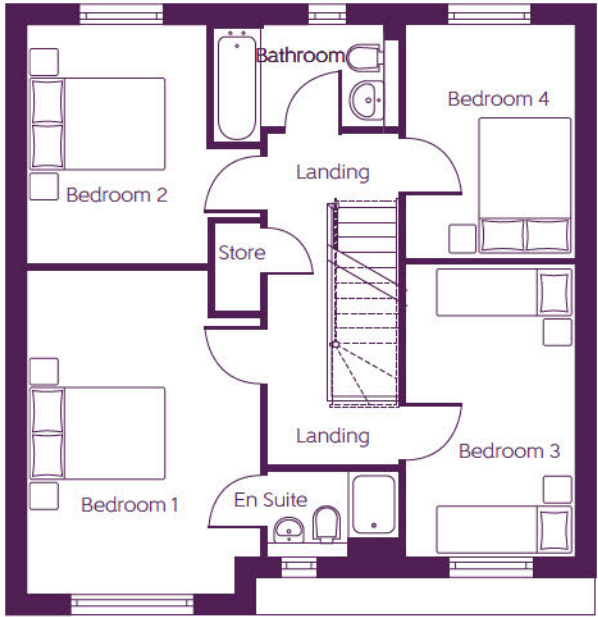


The Hayling
4 BEDROOM HOME



Ground Floor

| | | |
|---------------------------------|-----------------|----------------|
| Kitchen/ Dining Area | 6.366m x 3.011m | 20'11" x 9'11" |
| Living Room | 5.417m x 3.152m | 17'9" x 10'4" |



First Floor

| | | |
|------------------|--------------------------------|------------------------------|
| Bedroom 1 | 4.154m x 3.516m (max) | 13'8" x 11'6" (max) |
| Bedroom 2 | 3.576m x 2.698m (max) (min) | 11'9" x 8'10" (max) (min) |
| Bedroom 3 | 4.391m x 2.560m | 14'5" x 8'5" |
| Bedroom 4 | 3.499m x 2.561m | 11'6" x 8'5" |

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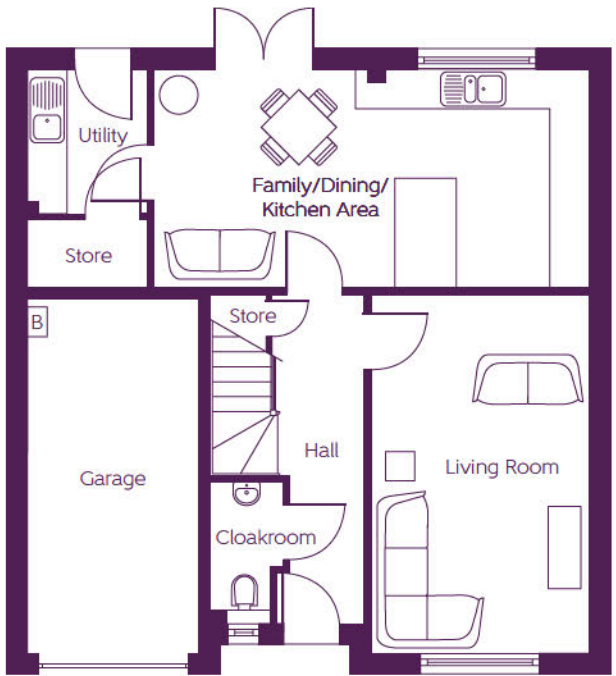
The Addington

4 BEDROOM HOME



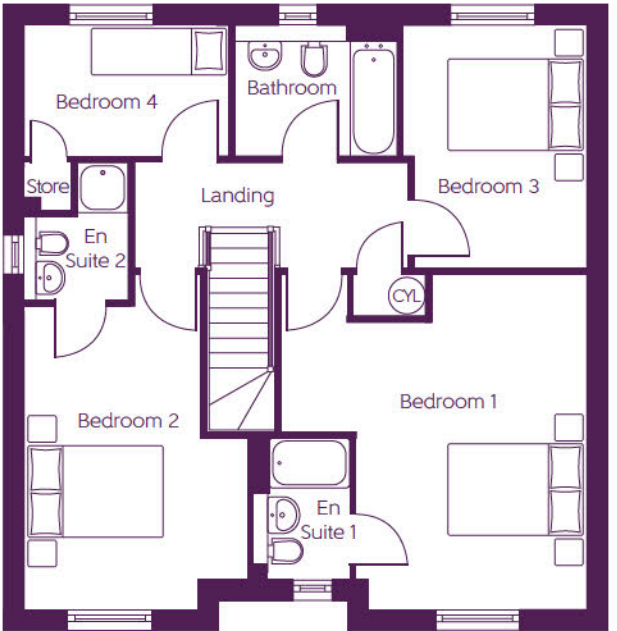
The Addington

4 BEDROOM HOME



Ground Floor

| | | |
|--------------------------------|-----------------|---------------|
| Family/Dining/ Kitchen Area | 6.549m x 3.272m | 21'6" x 10'9" |
| Living Room | 5.385m x 3.287m | 17'8" x 10'9" |



First Floor

| | | |
|-----------|-----------------------------------|------------------------|
| Bedroom 1 | 4.591m (max) x 4.318m | 15'1" x 14'2" (max) |
| Bedroom 2 | 5.038m (max) x 3.350m (max) | 16'6" x 11'0" (max) |
| Bedroom 3 | 3.636m (max) x 2.752m (max) | 11'11" x 9'0" (max) |
| Bedroom 4 | 3.073m x 1.963m | 10'1" x 6'5" |

B - Boiler CYL - Hot water cylinder

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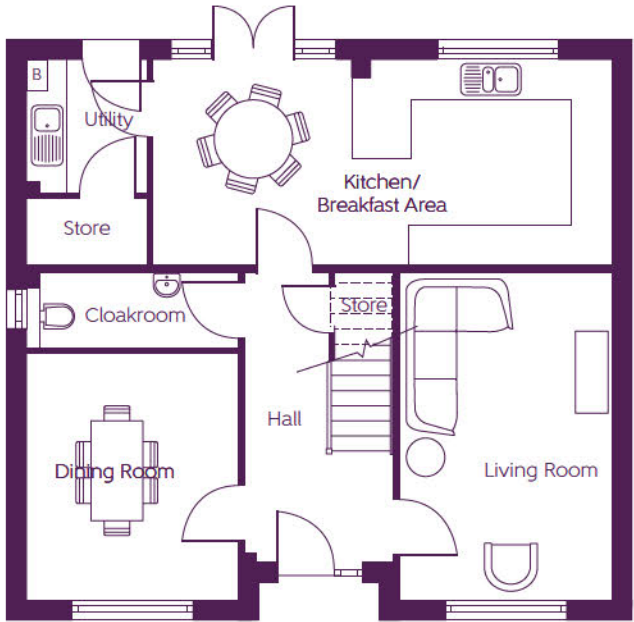
The Tantallon

4 BEDROOM HOME

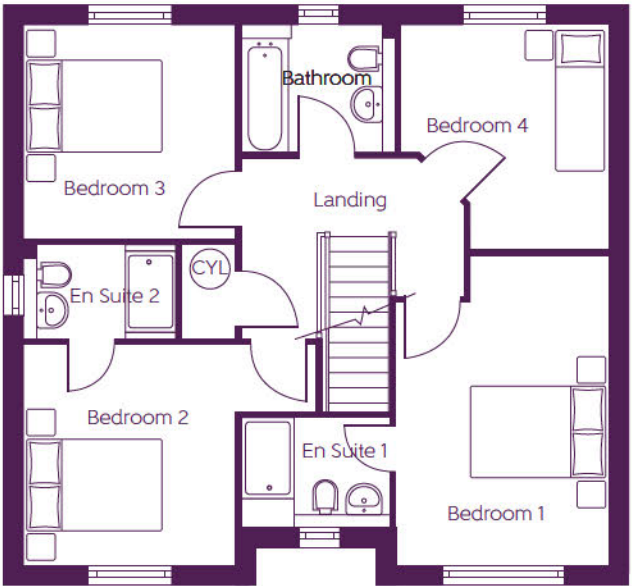


The Tantallon

4 BEDROOM HOME



| | | |
|----------------------------|-----------------|---------------|
| Ground Floor | | |
| Kitchen/ Breakfast Area | 6.877m x 3.100m | 22'7" x 10'2" |
| Living Room | 4.877m x 3.171m | 16'0" x 10'5" |
| Dining Room | 3.677m x 3.171m | 12'1" x 10'5" |



| | | |
|-------------|--------------------------------|-------------------------------|
| First Floor | | |
| Bedroom 1 | 3.944m x 3.171m | 12'11" x 10'5" |
| Bedroom 2 | 3.302m x 3.171m (max) (min) | 10'10" x 10'5" (max) (min) |
| Bedroom 3 | 3.199m x 3.170m | 10'6" x 10'5" |
| Bedroom 4 | 3.359m x 3.107m (max) (max) | 11'0" x 10'2" (max) (max) |

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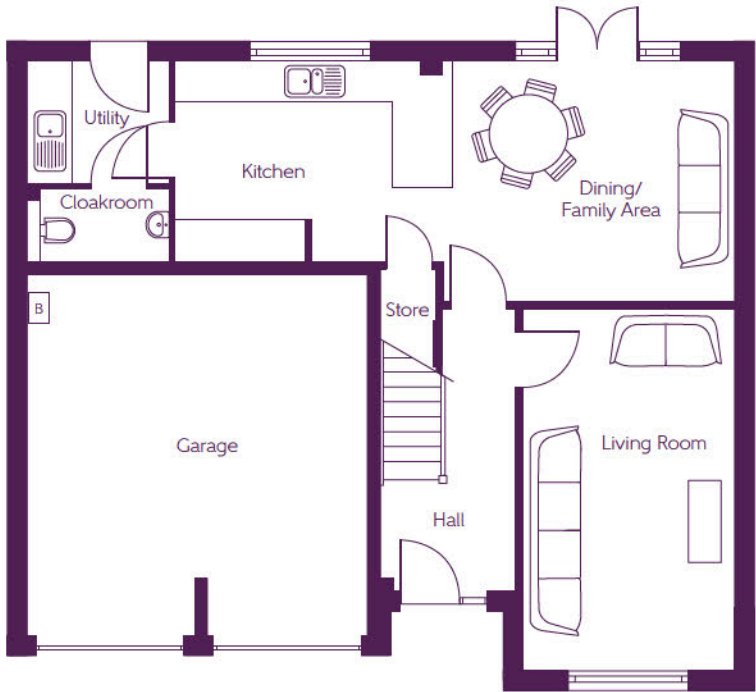
The Ainsdale

4 BEDROOM HOME



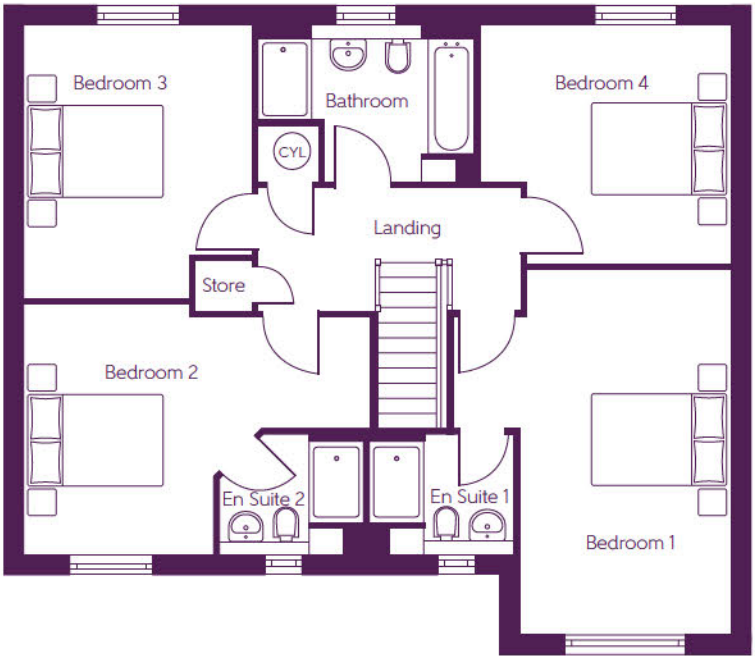
The Ainsdale

4 BEDROOM HOME



Ground Floor

| | | | | |
|--------------------------------|-----------------|-------------------|-----------------|-------------------|
| Kitchen | 3.860m | x 3.000m | 12'8" | x 9'10" |
| Dining/ Family Area | 4.545m (max) | x 3.600m (max) | 14'11" (max) | x 11'10" (max) |
| Living Room | 5.422m | x 3.168m | 17'9" | x 10'5" |



First Floor

| | | | | |
|------------------|-----------------|-------------------|----------------|------------------|
| Bedroom 1 | 4.771m (max) | x 4.155m (min) | 15'8" (max) | x 13'8" (min) |
| Bedroom 2 | 5.192m (max) | x 3.751m (max) | 17'0" (max) | x 12'4" (max) |
| Bedroom 3 | 4.097m (max) | x 3.422m (max) | 13'5" (max) | x 11'3" (max) |
| Bedroom 4 | 3.749m (max) | x 3.577m (max) | 12'4" (max) | x 11'9" (max) |

B - Boiler CYL - Hot water cylinder

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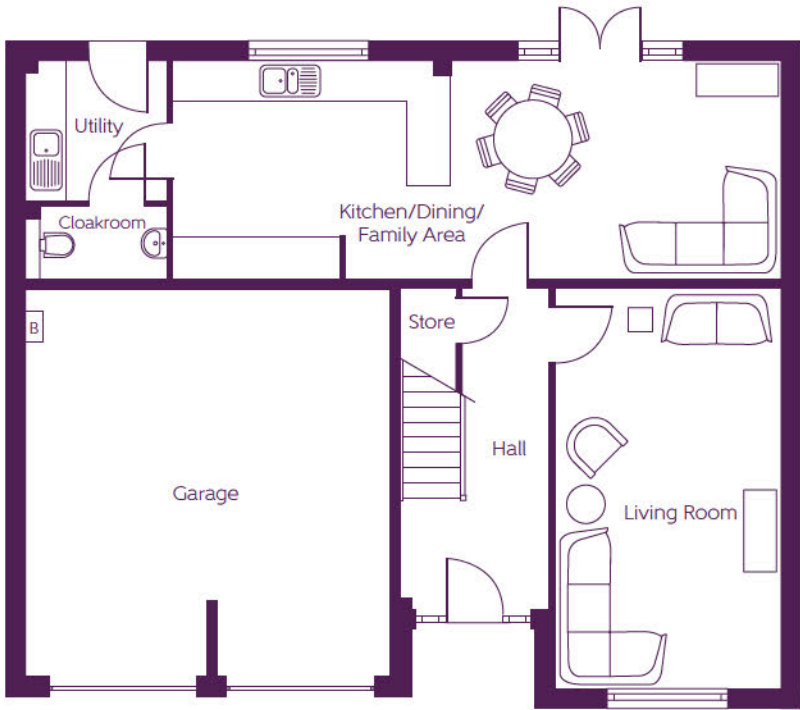


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The Sauton
5 BEDROOM HOME

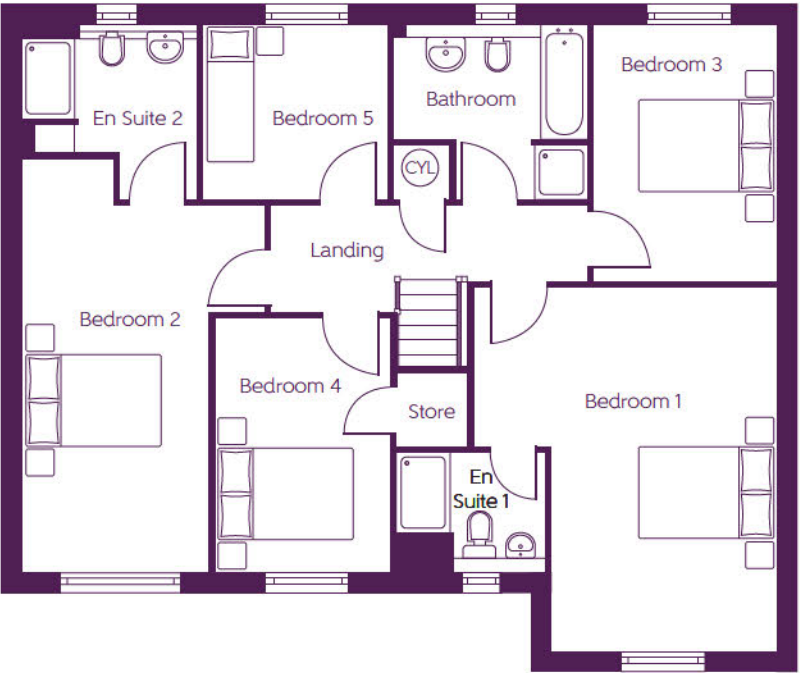


The Sauton
5 BEDROOM HOME



Ground Floor

| | | |
|--|-----------------|----------------|
| Kitchen/Dining/ Family Area | 9.132m x 3.272m | 30'0" x 10'9" |
| Living Room | 6.033m x 3.381m | 19'10" x 11'1" |



First Floor

| | | |
|------------------|--------------------------------|--------------------------------|
| Bedroom 1 | 5.446m x 4.547m (max) (max) | 17'10" x 14'11" (max) (max) |
| Bedroom 2 | 5.502m x 2.802m (max) (min) | 18'1" x 9'2" (max) (min) |
| Bedroom 3 | 3.848m x 2.739m | 12'8" x 8'12" |
| Bedroom 4 | 3.809m x 2.625m | 12'6" x 8'7" |
| Bedroom 5 | 2.775m x 2.619m | 9'1" x 8'7" |

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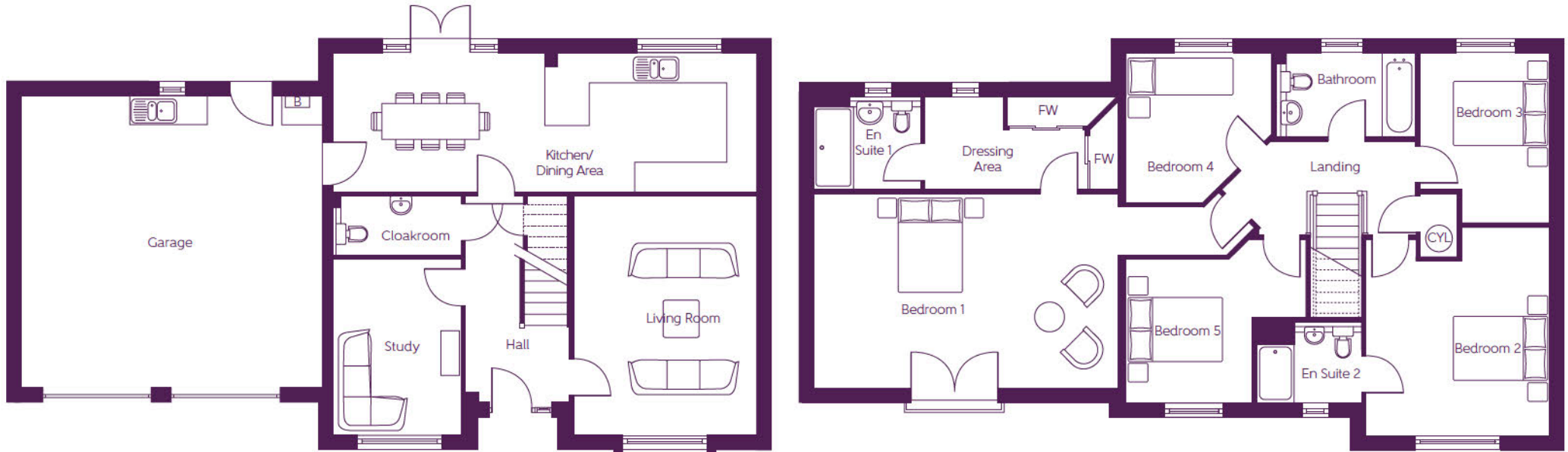
The Sheringham

5 BEDROOM HOME



The Sheringham

5 BEDROOM HOME



Ground Floor

| | | |
|---------------------------------|-----------------|----------------|
| Kitchen/ Dining Area | 8.779m x 2.849m | 28'10" x 9'4" |
| Living Room | 3.770m x 4.904m | 12'4" x 16'1" |
| Study | 2.704m x 3.632m | 8'10" x 11'11" |

First Floor

| | | |
|------------------|-----------------|---------------|
| Bedroom 1 | 6.223m x 3.998m | 20'5" x 13'1" |
| Bedroom 2 | 3.770m x 4.268m | 12'4" x 14'0" |
| Bedroom 3 | 2.663m x 3.499m | 8'9" x 11'6" |
| Bedroom 4 | 3.031m x 3.077m | 9'11" x 10'1" |
| Bedroom 5 | 2.643m x 2.942m | 8'8" x 9'8" |

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It's the little things that make a house your home

Add your own Personal Touch with our optional selection of finishes and fittings.

From upgrading our standard fittings to adding additional items, you can make your new home as individual as you are.

Choose from our range of Personal Touch options:

Kitchens

- Integrated or freestanding washer/dryer
- Integrated fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob
- Integrated microwave

Flooring

- Choose from carpets, vinyl or laminate

Tiling

- Full and half height tiling
- Comprehensive upgrade options

Plumbing

- Heated towel rail

Security

- Intruder alarms
- Security lights

Electrical

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Recessed lighting
- BT and TV points

Miscellaneous

- Turf
- Wardrobes

Choice of designer fitted kitchen*

Built in appliances including oven, hob & chimney hood*

Built-in dishwasher and fridge/freezer*

White sanitaryware throughout

Choice of ceramic bathroom wall tiles (subject to build programme)

Chrome mixer taps

Mixer shower (en-suite only)*

Satin chrome door handles throughout*

White internal doors

TV aerial socket in lounge

Thermostatically controlled radiators

BT socket in lounge

Mains linked smoke detectors

Gas central heating throughout

Built-in wardrobes to master bedroom*

Turf to front garden

External tap

Window locks to all windows (except fire escape windows)

5 lever BS tested mortice lock front door with glazing

Low maintenance UPVC fascias, soffits and barge boards

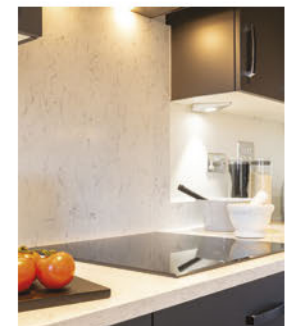
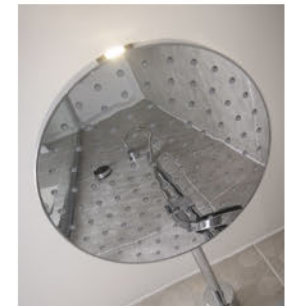
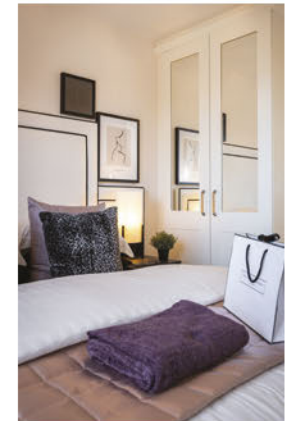
High performance double glazed UPVC windows

Photo Voltaic (solar) panels to roof*

Communal EV charging points

10 year **NHBC** warranty

* Please refer to Sales Advisor for details.



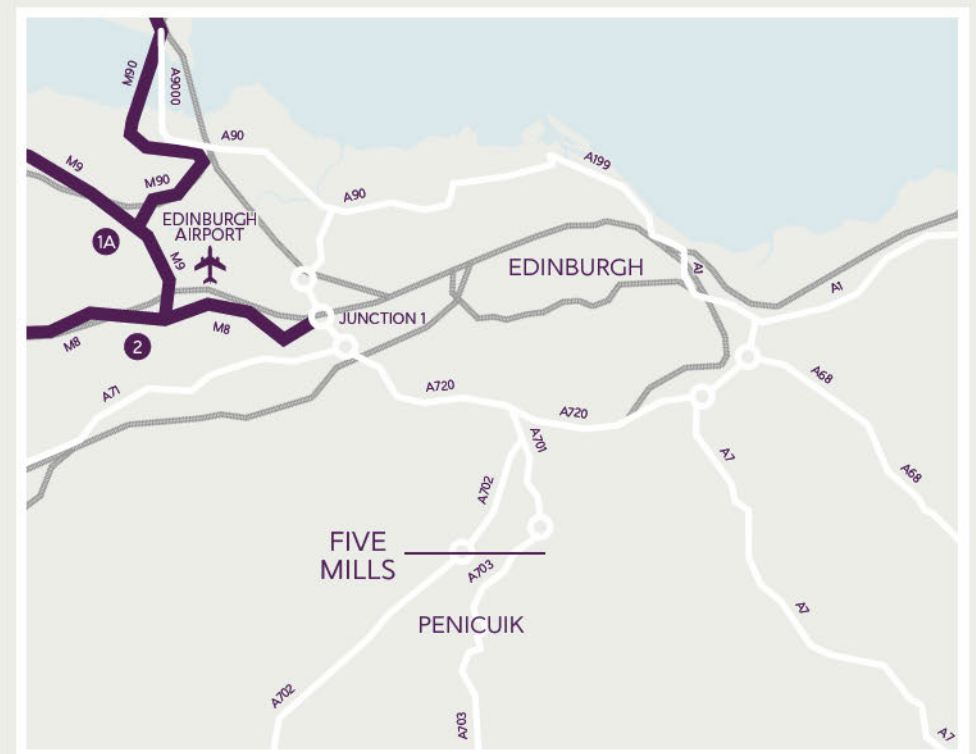
Although we make every effort to ensure that as many Ashberry Personal Touch choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you consult our Sales Advisor.

Photographs are used for illustrative purposes only and depict typical interiors from previous Bellway developments.

10 year **NHBC** warranty

Five Mills

The Brae,
Auchendinny, Penicuik,
Midlothian EH26 0QZ



Map not to scale.