



GILSON GRAY

LAW • PROPERTY • FINANCE

12 OLD DALMORE TERRACE,
Auchendinny, Penicuik, Midlothian, EH26 0QD



Set on the first floor of an exclusive riverside development, this modern flat offers a peaceful semi-rural setting 2 miles from the town of Penicuik and just 20 minutes' drive from central Edinburgh. Presented in a tasteful colour palette, the light and airy interiors comprise an entrance hall with a south-facing study area, a spacious double bedroom with good storage, a bathroom, and an open-plan reception room and kitchen benefiting from a secluded leafy outlook. The charming development offers its residents access to a shared garden and private parking.

Extras: All fitted floor and window coverings and light fittings are included.

FEATURES

- Semi-rural setting close to amenities
- Exclusive development beside the River North Esk
- Bright first-floor flat with understated décor
- Secure entry system
- Entrance hall with storage and bright study area
- Open-plan living/dining room and stylish kitchen
- Generous double bedroom with fitted wardrobes
- Bathroom with shower-over-bath
- Well-maintained communal garden
- Allocated parking space and visitors' parking
- Gas central heating and double glazing



“IDEAL FOR THOSE SEEKING A PEACEFUL COUNTRY RETREAT WITHIN EASY REACH OF THE CAPITAL AND LOCAL AMENITIES.”



EPC RATING:

B

COUNCIL TAX BAND:

C

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481

DUNDEE

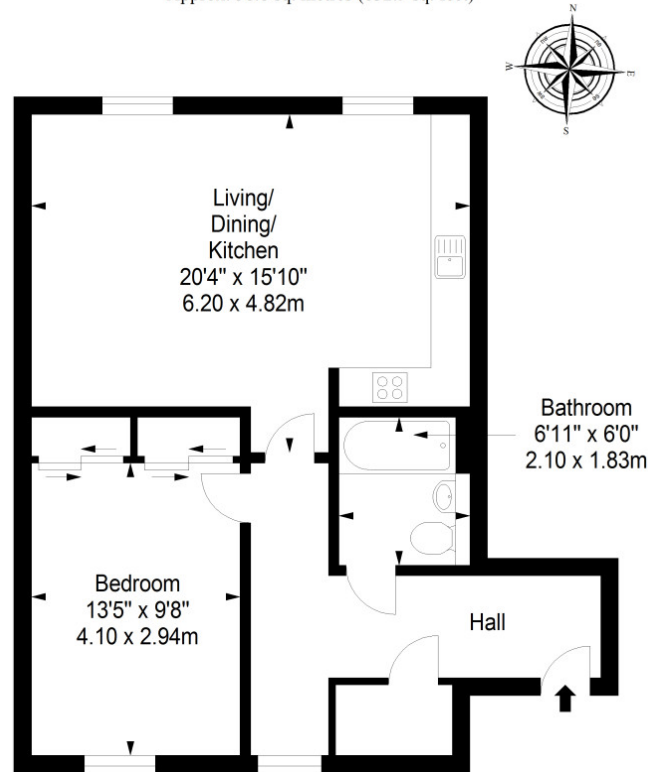
2 West Marketgait
DD1 1QN
01382 201 000

BORDERS

01890 880 008

First Floor

Approx. 58.8 sq. metres (632.9 sq. feet)



Total area: approx. 58.8 sq. metres (632.9 sq. feet)

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