



3 Old Dalmore Path
Auchendinny, Midlothian, EH26 0NF

CALL US ON 0131 447 4747

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- Shared secured entry.
- Reception Hall with excellent storage cupboard.
- Modern fitted dining kitchen with appliances.
- Open access to attractive & good sized living room with dual aspect.
- Well presented & generously proportioned double bedroom with fitted wardrobes.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Luxury LVT flooring throughout.
- Well maintained communal grounds.
- Allocated parking space.
- Unrestricted on street parking.



GENERAL DESCRIPTION

An immaculately presented bright and spacious modern ground floor flat situated in a picturesque setting in an established modern development in the popular village of Auchendinny in Midlothian. The property is situated close to Penicuik which offers a range of local amenities and is a short journey to the Edinburgh City Centre and with it's close proximity to the Edinburgh City bypass, makes this an ideal commuter base. The property would be an ideal purchase for a first time buyer, young couple, investor or perhaps someone looking to downsize.

FACTORING NOTE

The development is factored by Charles White with an approximate charge of £70.00 per calendar month. This covers the maintenance of all the communal areas and also the block's buildings insurance.

COUNCIL TAX BAND: B.
TRAIN STATION: APPROXIMATELY 8.3 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 12.7 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 600 METRES.

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 outdoors 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:

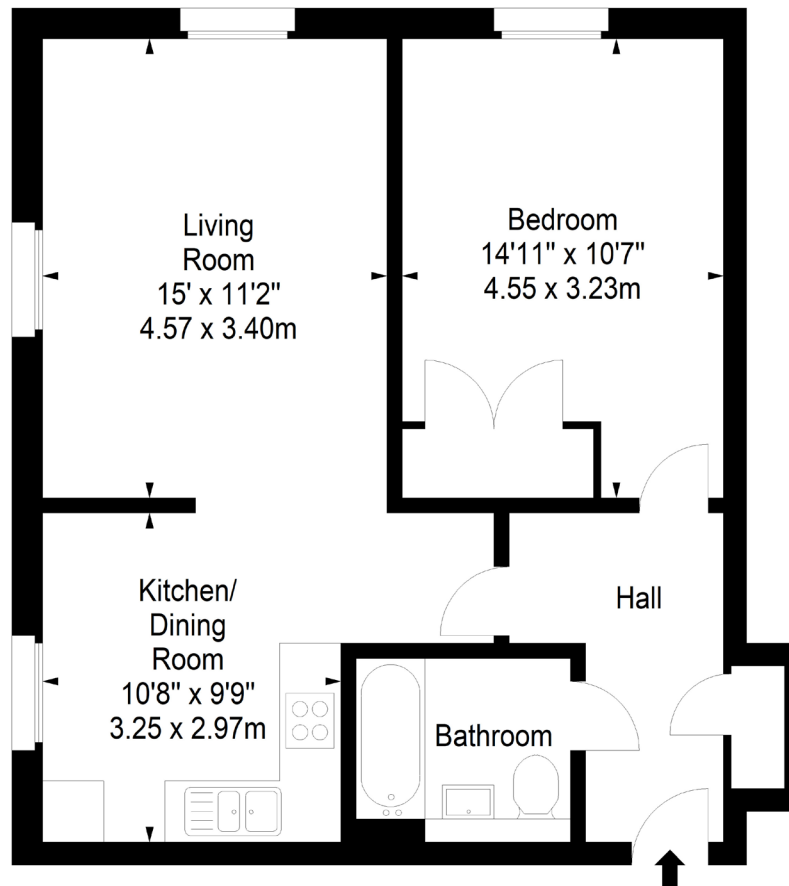
ALL FITTED CARPETS AND FLOOR COVERINGS, CURTAIN POLES, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, AUTOMATIC WASHING MACHINE AND FREE STANDING FRIDGE/FREEZER.



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Auchendinny,
Penicuik, EH26 0NF



Approx. Gross Internal Area
592 Sq Ft - 55.00 Sq M
For identification only. Not to scale.
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Ground Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C