



1 Old Dalmore Path, Penicuik, Midlothian, EH26 0NF



Welcome

Welcome to Old Dalmore Path, this well-proportioned ground floor apartment offers bright and spacious accommodation located in the historic village of Auchendinny. The property forms part of an exclusive factored modern development, designed to take full advantage of the leafy riverbank setting. The property benefits from gas central heating, double glazing and a secure entry phone system. There is an allocated parking space with visitors parking available, communal garden grounds with a bin and bike store. Ideal for first time buyers, professional couples, and those looking to downsize, this delightful apartment is presented to the market in immaculate order throughout, we would recommend an early viewing.

- Reception hallway featuring a large storage cupboard
- Open plan living/dining and kitchen
- Fully fitted kitchen with a range of wall and base units along with integrated appliances
- Two double bedrooms
- Bathroom comprising WC, wash hand basin, bath with shower over
- Gas central heating
- Double glazing
- Communal garden areas
- Allocated parking space





Penicuik

The historic village of Auchendinny lies on the outskirts of Penicuik, approximately one mile from Penicuik and around eight 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 floor coverings, curtain poles, roller blinds and washer/dryer.



Get in touch

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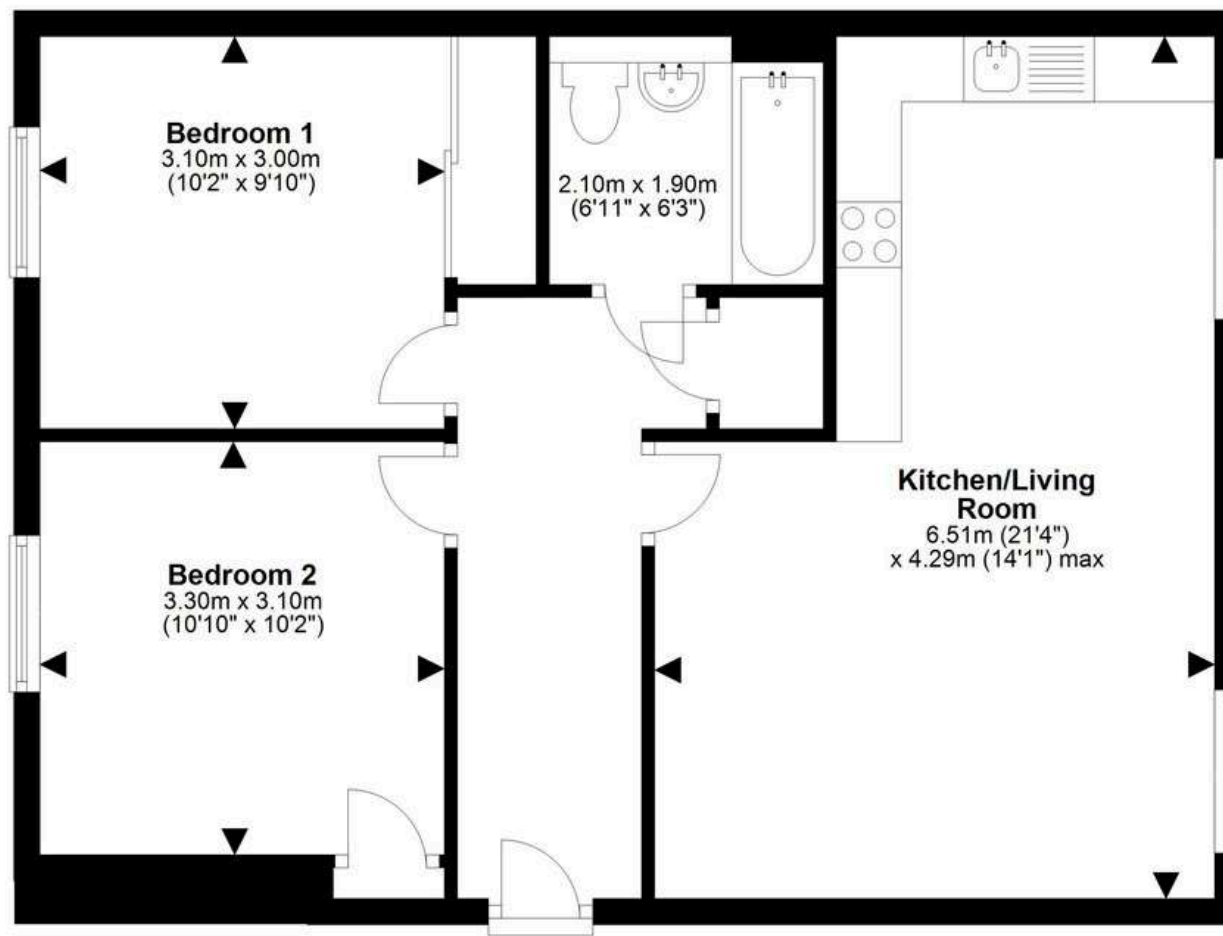
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
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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.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.