





Welcome

Welcome to 19 Old Dalmore Path, a gorgeous home, ideal for professional couples and families. McDougall McQueen are delighted to present to the market this lovely three/four-bedroom end terraced townhouse, 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 to a high specification throughout and offers a spacious, flexible, and contemporary interior living space which will suit the needs of most purchasers. The property benefits from gas central heating, double glazing, gardens to the front and rear and allocated parking in addition to ample visitor parking. Viewing is by appointment and should be conducted at your earliest convenience.

- Hallway with storage
- WC with front facing window
- Lovely, fitted kitchen with a range of base and wall units incorporating under unit lighting, gas hob, stainless steel splashback, extractor, oven, and a range of integrated appliances
- Living and dining room with under stair store cupboard, window, and French doors to the rear
- Upper hallway with airing cupboard
- Superb main double bedroom with rear facing window and his and hers built-in wardrobes
- En-suite shower room
- Living room/bedroom four with twin front facing windows
- Top floor landing with Ramsay ladder loft access (part floored with power)
- Family bathroom with three-piece white suite, bath with shower attachment, wc, and sink
- Double bedroom with rear facing window and his and hers wardrobes
- Double bedroom with front facing windows
- Double glazing and gas central heating
- Private garden grounds to the front and rear
- Allocated parking space and additional visitor parking







Auchendinny

The historic village of Auchendinny lies on the outskirts of Penicuik, approx. one mile from Penicuik and 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 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 integrated appliances, white goods, or movable items.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

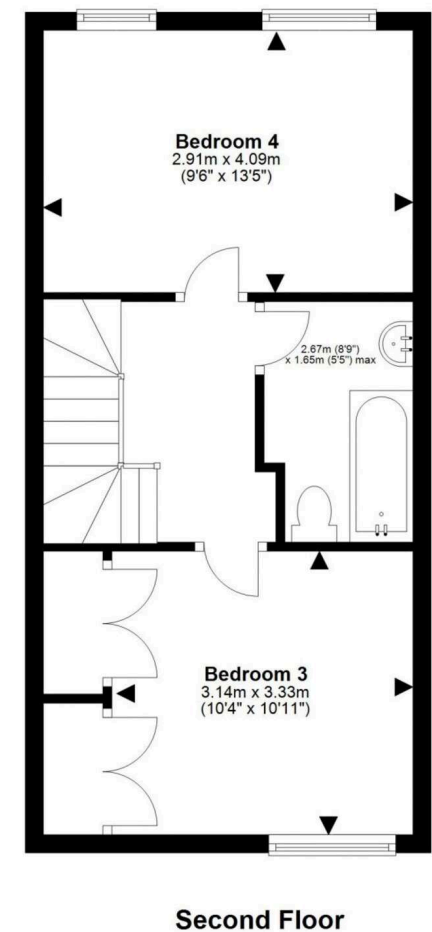
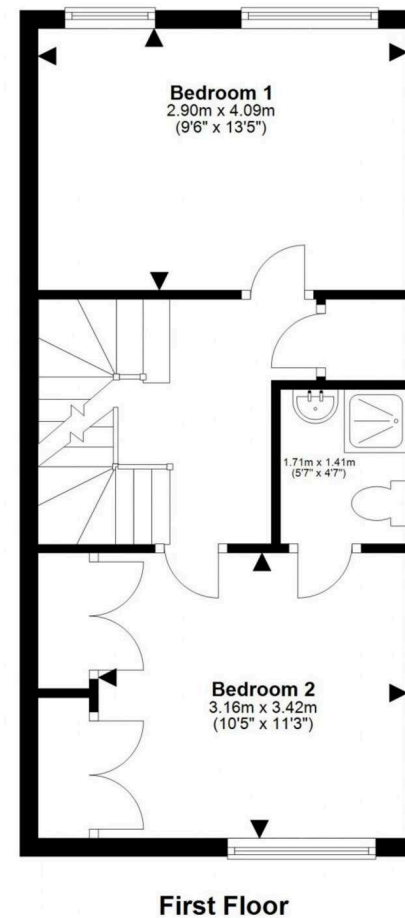
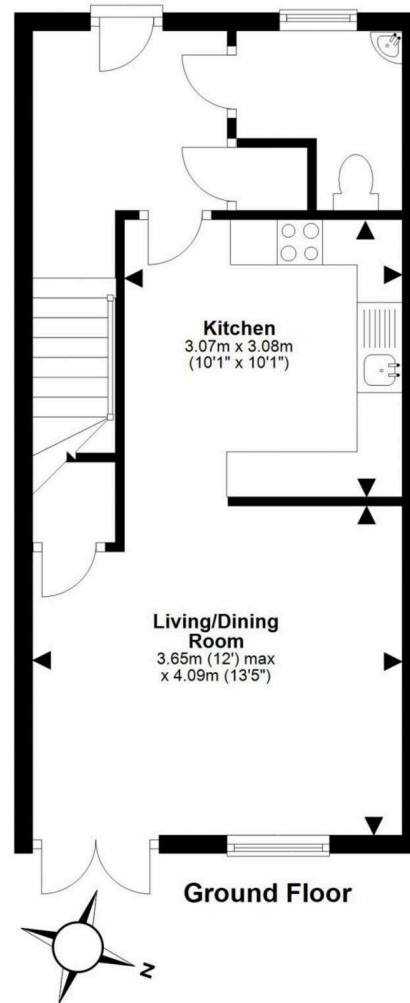
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.