



**14 Old Dalmore Gardens**  
**Auchendinny, Midlothian, EH26 0RR**

CALL US ON 0131 447 4747



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For price and viewing information please visit [residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Reception hall with fitted storage.
- Cloakroom/WC.
- Living room overlooking the front of the property.
- Attractive dining kitchen with appliances.
- French doors to enclosed child-friendly rear garden.
- Upper landing with storage.
- Access to spacious attic room via a Ramsey ladder.
- Master bedroom with ensuite shower room & fitted wardrobes.
- Two further good sized bedrooms.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Private decked garden area to the front.
- Driveway leading to garage.
- Extensive child-friendly garden at rear.
- Children’s playpark to front of property.
- Unrestricted on street parking.



## GENERAL DESCRIPTION

A superb linked semi-detached villa situated in a quiet and sought after development within the popular village of Auchendinny in Midlothian. This location is an ideal commuter base into Edinburgh and further afield with its close proximity to the Edinburgh City Bypass. There is a range of local amenities close to hand with Penicuik, Bilston, Roslin, Loanhead and Straiton Retail Park all closeby. The property would make an ideal family home in a great location.

## FACTORING NOTE

The development is factored by Charles White and an approximate charge of £70 per quarter. This is for the maintenance of all the communal areas and also the children’s play park.

COUNCIL TAX BAND	E
TRAIN STATION	APPROXIMATELY 8.4 MILES TO EDINBURGH WAVERLY STATION.
AIRPORT	APPROXIMATELY 12.6 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 400 METRES.

## LOCATION

The historic village of Auchendinny lies on the outskirts of 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 High 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 FLOORING COVERINGS, LIGHT FITTINGS, CURTAINS, POLES, AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE AN INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND FREESTANDING AUTOMATIC WASHING MACHINE. THE SHELVING WITHIN STORAGE CUPBOARDS, THE WARDROBES WITHIN THE MAIN DOUBLE BEDROOM, BATHROOM UNITS AND GARDEN SHED WILL ALL BE INCLUDED WITHIN THE FOR SALE PRICE.









**Old Dalmore Gardens,  
Auchendinny,  
Penicuik,  
Midlothian, EH26 0RR**



Approx. Gross Internal Area  
954 Sq Ft - 88.63 Sq M

Attic

Approx. Gross Internal Area  
162 Sq Ft - 15.05 Sq M

Garage

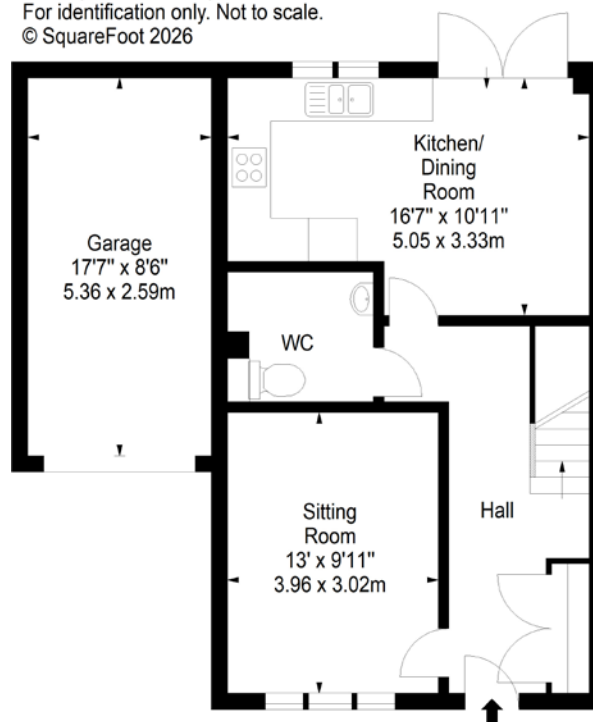
Approx. Gross Internal Area  
149 Sq Ft - 13.84 Sq M

For identification only. Not to scale.

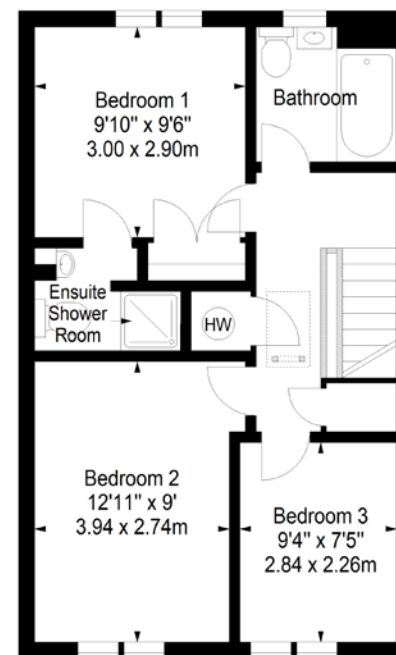
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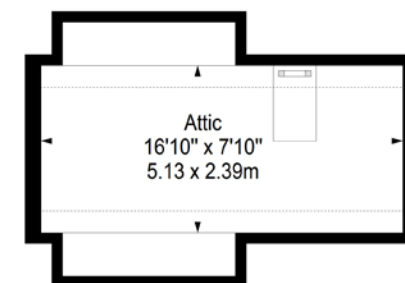
ENERGY PERFORMANCE  
CERTIFICATE RATING C



Ground Floor



First Floor



Attic

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: [RESIDENTIAL.GILLESPIEMACANDREW.CO.UK](http://RESIDENTIAL.GILLESPIEMACANDREW.CO.UK)

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