



10 Old Dalmore Terrace
Auchendinny, Midlothian, EH26 0QD

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- Attractive open-plan living room/kitchen with appliances with space for table & chairs.
- Excellent corner position.
- Master bedroom with en suite shower & built-in wardrobes.
- Further double bedroom.
- Freshly presented bathroom with shower attachment.
- Gas central heating.
- Double glazing.
- Well-maintained communal grounds.
- Allocated space to rear.
- Visitors' parking at rear.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A first-floor flat, forming part of an established modern development in the quaint and peaceful village of Auchendinny in Midlothian on the outskirts of Penicuik. The property sits next to the River North Esk and is surrounded by beautiful walks yet is close enough to a range of excellent amenities in Penicuik itself and further afield at Straiton Retail Park, along with being a short journey into Edinburgh City Centre. It is an ideal purchase for a first-time buyer or young couple.

FACTOR NOTE:

The development is factored by Charles White at an approximate charge of £90 per calendar month. This covers the maintenance of all the communal areas and also the block's buildings insurance.

COUNCIL TAX BAND: D.
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, approximately 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 schools. 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, LIGHT FITTINGS, CURTAIN POLES, SOME WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, AND AUTOMATIC WASHING MACHINE.

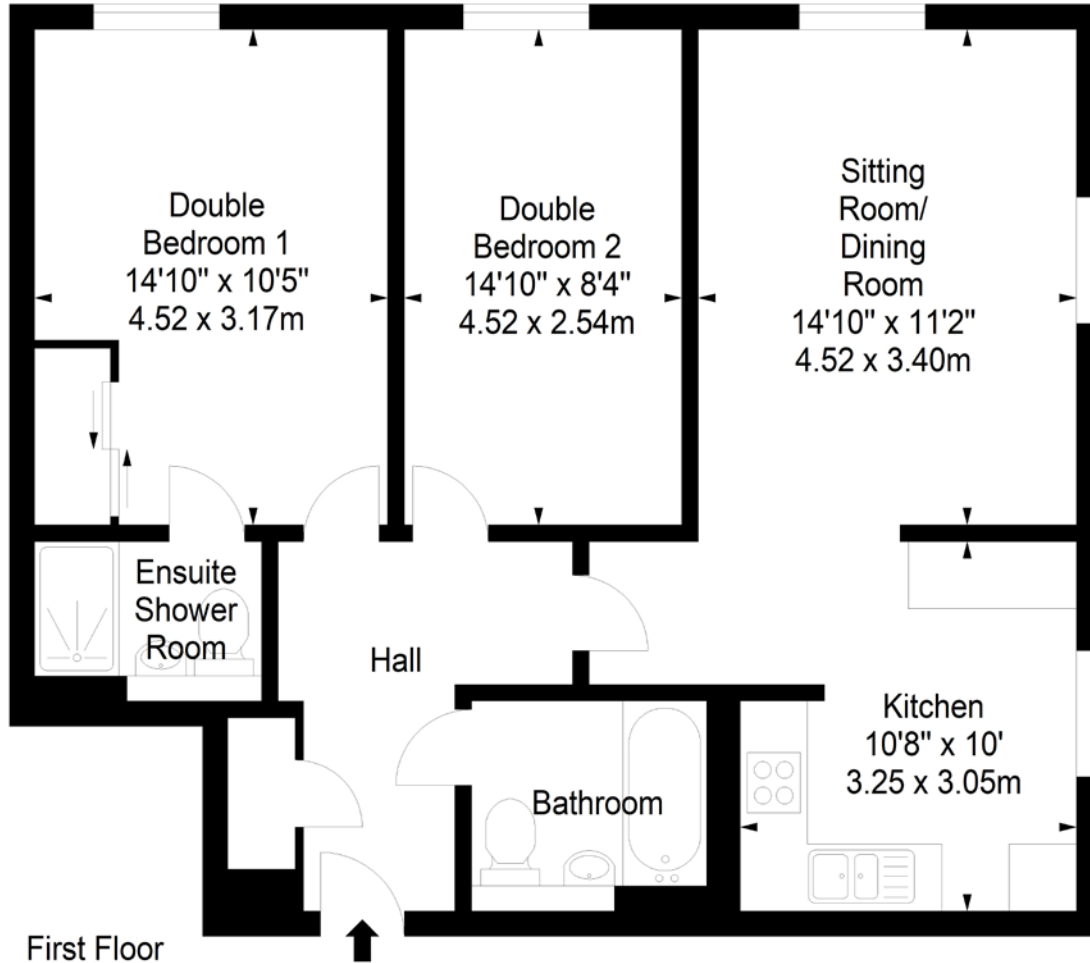
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Approx. Gross Internal Area
775 Sq Ft - 72.00 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING B



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.