



1 Old Dalmore Gardens, Auchendinny, EH26 0RR





## Welcome

Welcome to 1 Old Dalmore Gardens, a gorgeous modern contemporary property set in a stunning location. McDougall McQueen are delighted to present to the market this four-bedroom end-terraced family home. 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 contemporary interior. The property benefits from gas central heating, double glazing, integral garage and lovely gardens, with a Monoblock driveway to the rear in addition visitor parking throughout the estate. Ideal for professional couples, and families alike. Viewing is by appointment and should be conducted at your earliest convenience.

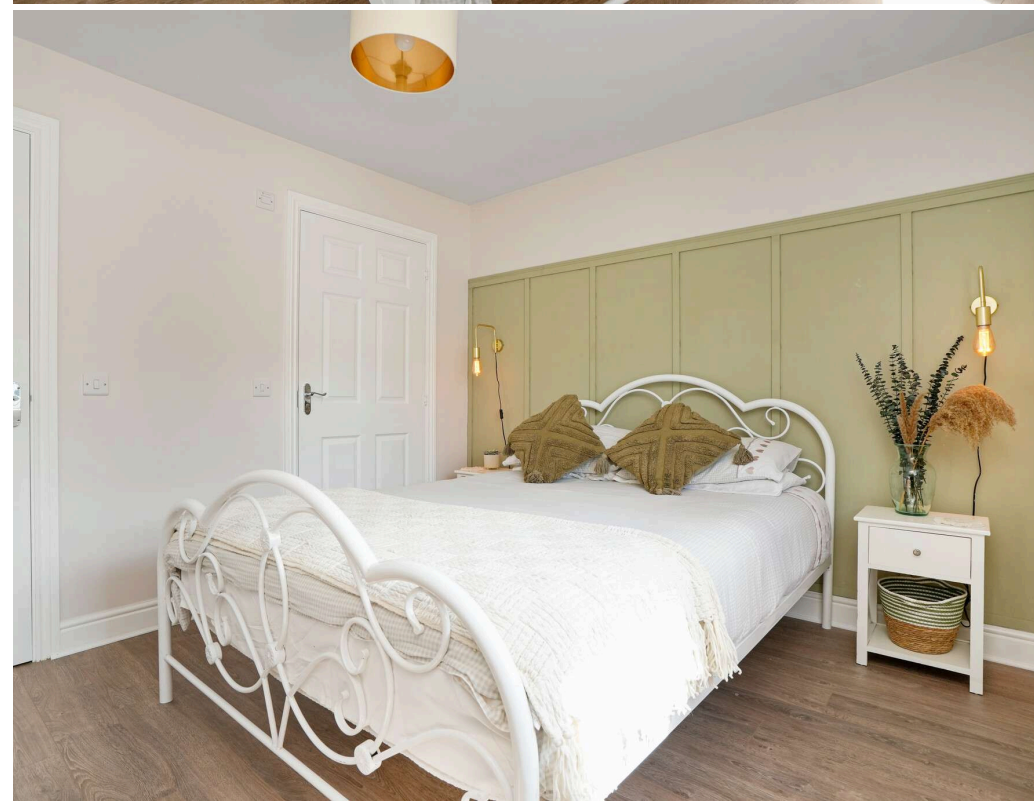
- Sought-after modern residential development
- Hallway with built-in storage
- Spacious living and dining room with window and French doors to the rear garden
- Modern fitted kitchen with front facing window, a range of base and wall units, gas hob, stainless steel splashback, extractor, oven, integrated dishwasher, and free-standing white goods
- Ground floor WC
- Upper hallway with loft access (loft ladder) and airing cupboard
- Principle bedroom with built in wardrobe, and front facing window
- Lovely en-suite shower room
- Bedroom two with rear facing window and built-in wardrobes
- Bedroom three with rear facing window
- Bedroom four with front facing window
- Family bathroom with three-piece white suite, bath with shower attachment, wc, and sink
- Double glazing and gas central heating
- Integral garage with light and power
- Private landscaped gardens with outside power, ideal for outside entertaining and relaxation
- Monoblock driveway to the rear











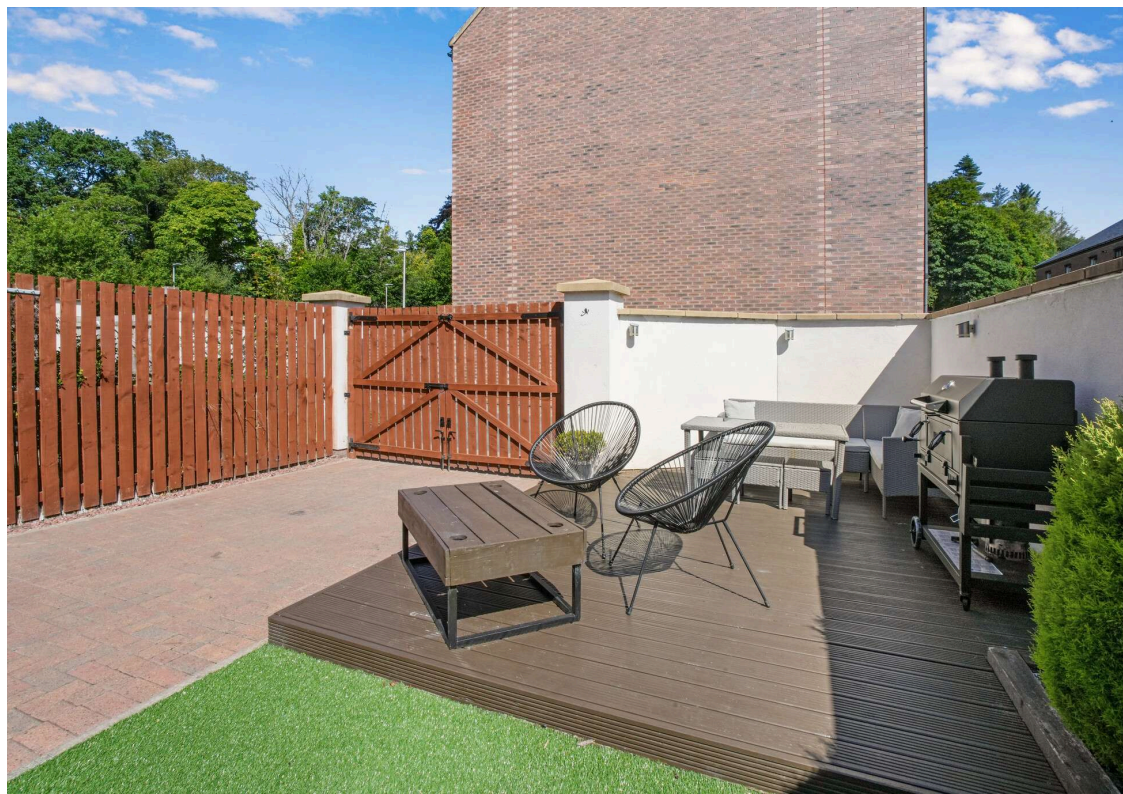
## Auchendinny

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 where fitted, oven, hob, extractor, and integrated dishwasher. All integrated and white goods are sold as seen and no warranty applies to the goods. Other items including white goods may be available by negotiation and are subject to offer.







# Get in touch

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 0131 240 3818

Property Hub:

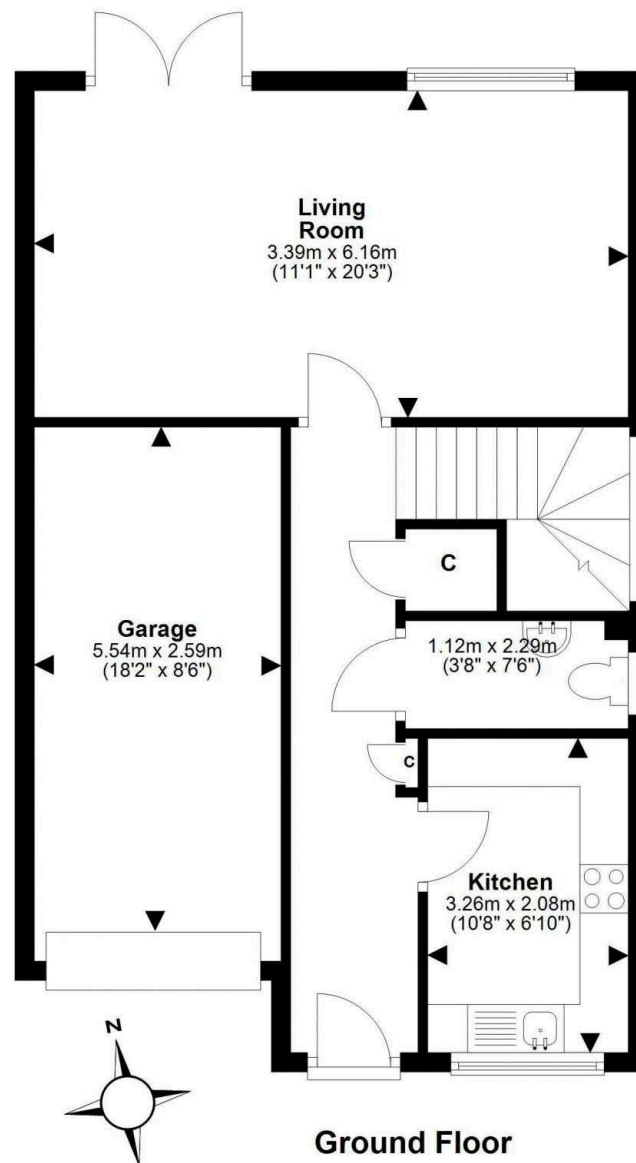
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

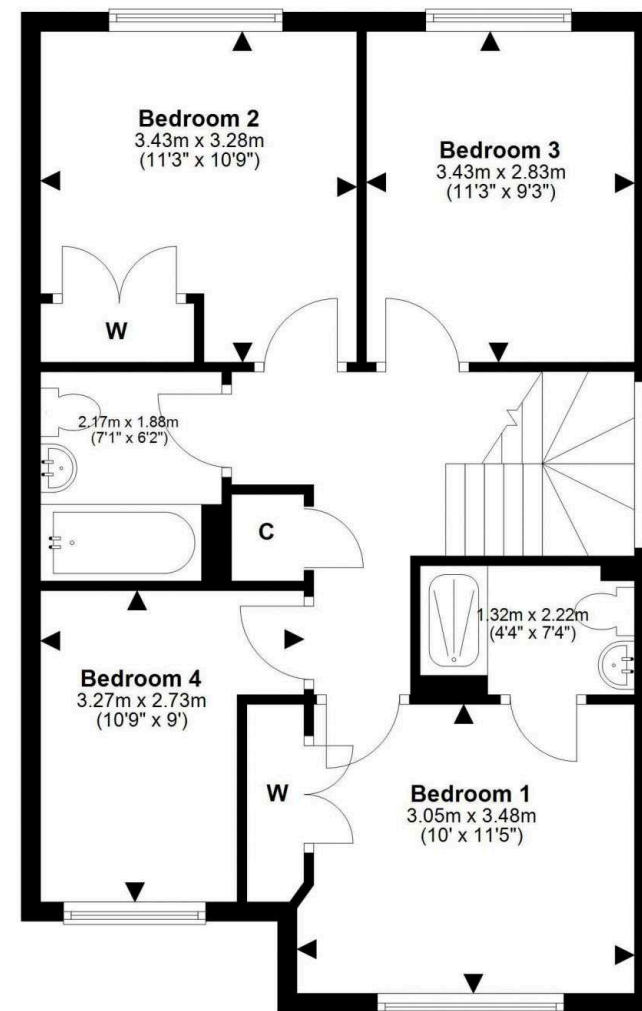
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



**Ground Floor**



**First Floor**

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