



Dalmore Grange

AUCHENDINNY

Bellway



Choose a fine quality of life in Dalmore Grange

Countryside, city and convenience, a location offering an abundance of amenities

The development is situated just off The Brae, around two miles north of Penicuik, and eight miles south of Edinburgh city centre. The development will be served both by the amenities of the local town, the culture and leisure of Scotland's capital city, and the beautiful countryside surrounding Auchendinny. It will be reached within a minute's drive of the A701, leading north to the City of Edinburgh Bypass in a further six minutes.

Milton Cottages bus stop is a short three-minute walk from the development and presents regular transport to the nearby town of Penicuik as well as services all the way down to Galashiels. Additionally, Bush Access bus stop – an 11-minute walk away – offers routes right through to Edinburgh city centre.

Eskbank train station is a 14-minute drive away and is served by ScotRail trains running to Edinburgh in 20 minutes, and Tweedbank in 38 minutes. Edinburgh Waverley offers national rail links, including journeys to Glasgow in just 50 minutes, and London in as little as four hours.

Edinburgh Airport – Scotland's largest airport – is around 12 miles away, serving over 150 destinations worldwide.

Roslin has village convenience stores under half an hour's walk away for daily essentials, while Penicuik – just a five-minute drive away – offers a more comprehensive shopping experience, with high-street brands and two well-known supermarkets. Peel Retail Park is a three-mile drive away and offers department store shopping as well as several favourite chain eateries.

Cibo is an Italian restaurant just half a mile from the development, while Fishers Tryst is a friendly family-run local pub – 12 minutes' walk away. Further afield, Roslin offers a couple of hearty restaurants, while Dolly's Tea Room provides tasty treats. Bistros, as well as Indian and Spanish restaurants, can be found in the surrounding villages – no more than a 10-minute drive.

Edinburgh offers a wealth of restaurants, pubs, bars, and cafés. The city is an excellent destination for unique eating experiences, with many independent spots such as Laila and Café Domenico offering one-of-a-kind dining.

The development's rural location offers fantastic leisure opportunities, including picturesque walking routes, as well as several local historical landmarks on the doorstep. Glencorse Golf Club is just across the road and has been voted one of Scotland's hidden gems by US Sports Illustrated, presenting a course well-maintained since 1890. Beeslack Wood is a 20-minute walk away for easy woodland strolls, while Pentland Hills Regional Park is around 40 minutes' walk away, offering 20 miles of scenic views with challenging peaks.

Rosslyn Castle and Castlelaw Hill Fort are just two of several historical landmarks within the vicinity. Penicuik Leisure Centre is a seven-minute drive away and presents a swimming pool and gym, as well as an adjacent library and soft play area.

Edinburgh offers exceptional history, leisure, and culture – just 30 minutes' drive away – including a castle, zoo, and government building, plus a number of art galleries, museums, and entertainment venues.

The town of Penicuik and the surrounding villages of Roslin, Bilston, and Rosewell present schools catering for children of all ages. Roslin Primary School is a 23-minute walk away, while Bilston Primary School is a 28-minute walk, or just five minutes in the car for an easy drop-off.

Beeslack High School is just under a mile and a half away for commuting, while Penicuik High School is a seven-minute drive away and is served regularly by local transport. For those interested in higher education, University of Edinburgh – a Russell Group university – is one of the oldest and most prestigious universities in the world, just 23 minutes away by car.

A perfect place to call home

A fantastic specification complemented by a wonderful location

Dalmore Grange is a lovely development presenting a collection of 3, 4, and 5-bedroom homes, appealing to a variety of potential homebuyers, including first-time buyers, growing families and those looking to commute to Edinburgh.

Built across a variety of styles to the exacting Bellway standard, these homes present a range of contemporary design features including open-plan living spaces, contemporary fitted kitchens and en-suite bathrooms in addition to either garages or allocated parking to each property.



