

17 Old Dalmore Drive

AUCHENDINNY, PENICUIK, EH26 0NG



*BEAUTIFULLY PRESENTED TWO-BEDROOM
APARTMENT SET WITHIN AN EXCLUSIVE
DEVELOPMENT NEAR THE RIVER NORTH ESK*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser is delighted to present this beautifully appointed two-bedroom second-floor apartment, set within an exclusive and well-maintained factored development, enjoying a tranquil leafy outlook close to the picturesque banks of the River North Esk. The property is close to Penicuik, where a wide selection of amenities, shops and schooling can be found.

The property is presented to the market in immaculate, walk-in condition and showcases stylish, high-quality interior finishes throughout. The accommodation is accessed via a welcoming reception hallway with a useful storage cupboard. The bright and spacious lounge is a standout feature, benefitting from French doors opening to a Juliet balcony that allows an abundance of natural light to flood the room while framing the attractive open outlook.

The Property



The contemporary kitchen/dining room is both elegant and practical, offering a generous range of base and wall units with complementary worktops, an integrated gas hob with extractor canopy, an electric fan-assisted oven, space for freestanding appliances and ample room for dining furniture.





The principal bedroom is well proportioned and features built-in storage, while the second double bedroom offers excellent flexibility with plenty of space for free-standing furniture.

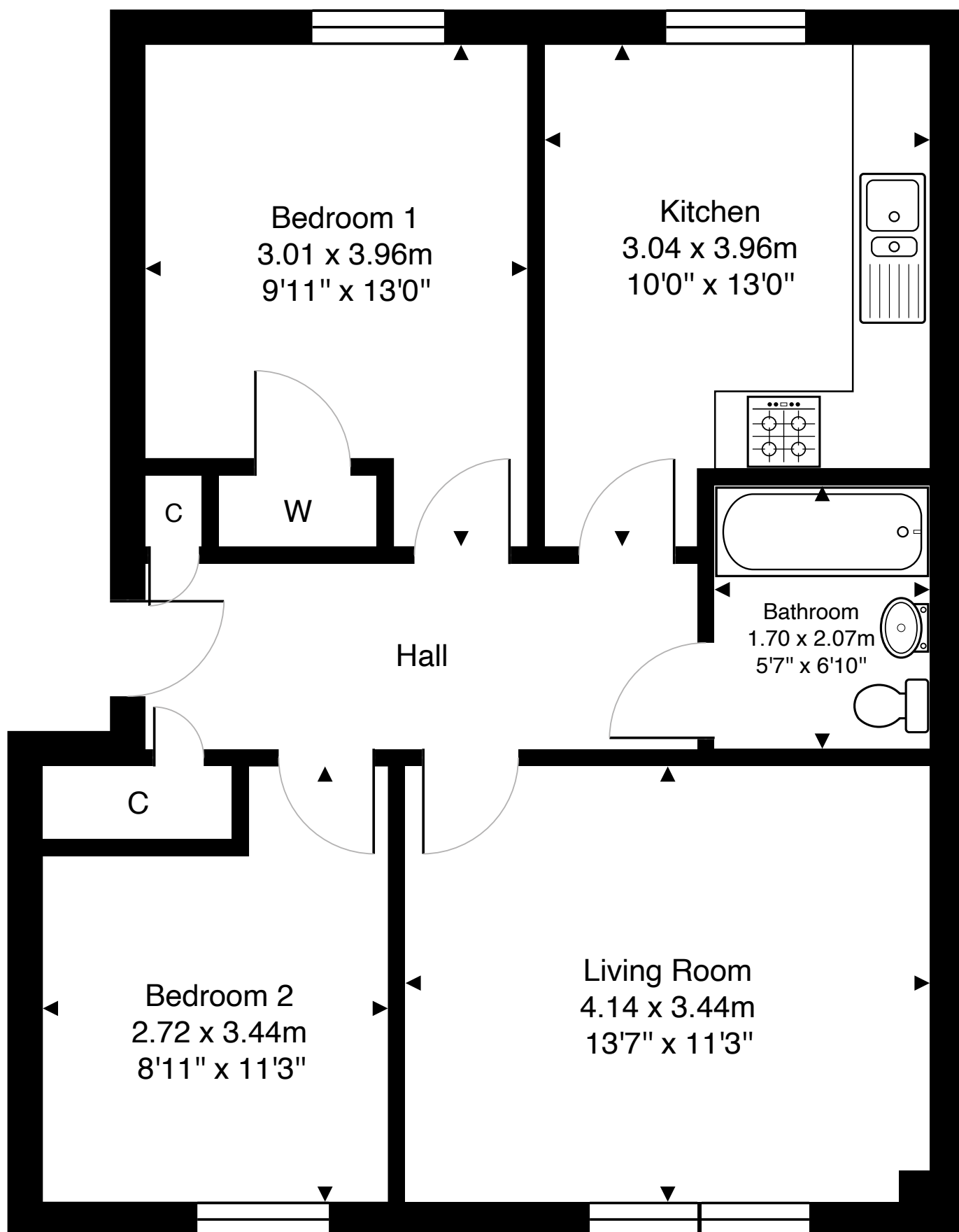






Completing the accommodation is a modern family bathroom comprising a bath with a shower and glazed screen, WC, wash hand basin, tiled surrounds and a wall-mounted mirrored cabinet.





Gross internal floor area (m²): 57m²

EPC Rating: B

Further benefits include gas central heating, double glazing, a secure entry system, a private allocated parking space, additional visitor parking, bicycle and bin stores, and beautifully maintained landscaped communal gardens.

This is a superb opportunity to acquire a turnkey home in a highly desirable setting, perfectly suited to first-time buyers or professional couples. Early viewing is highly recommended to fully appreciate the quality, location and outlook on offer.



17 Old Dalmore Drive



Explore Space

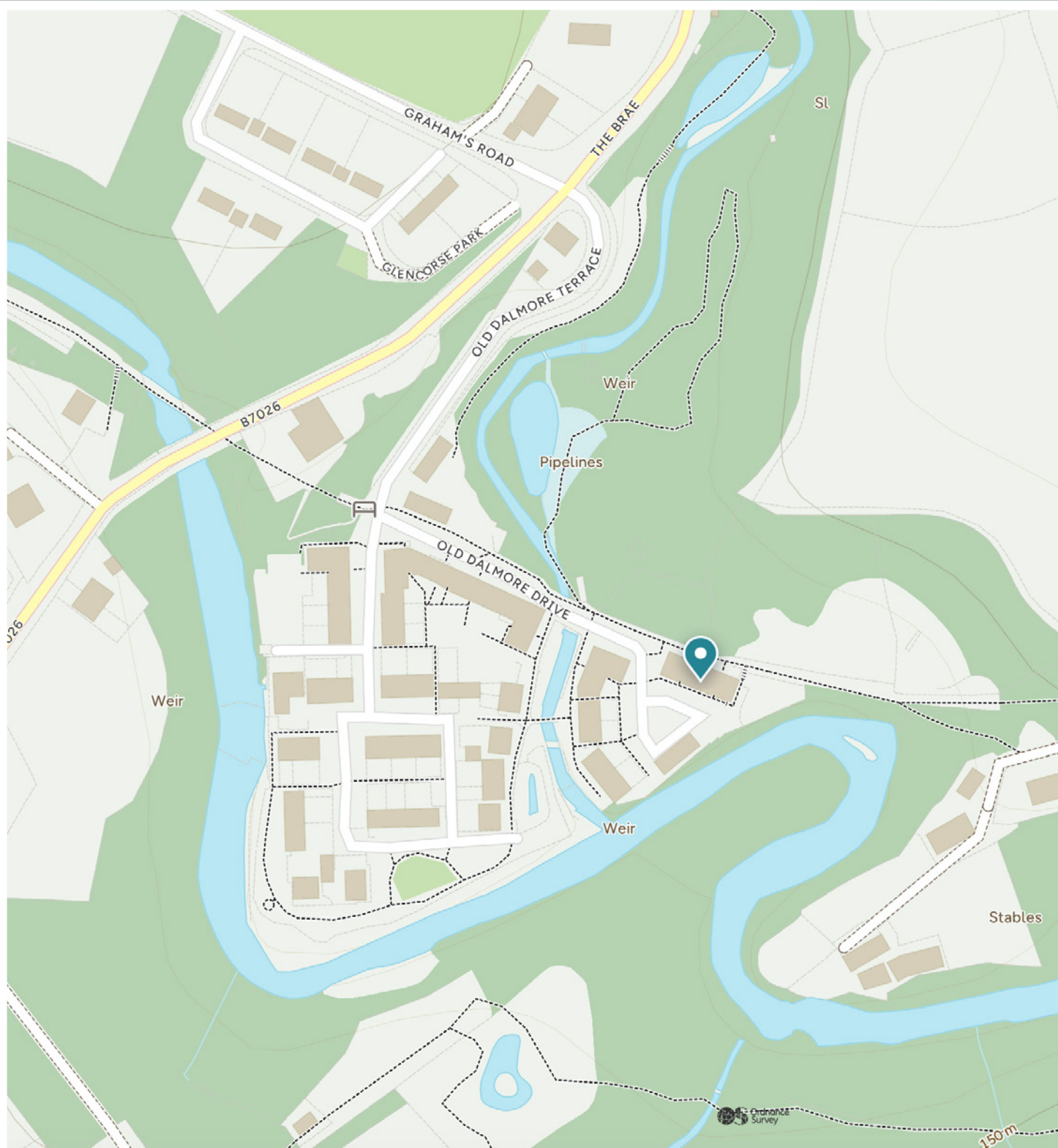


Auchendinny is a village set in the rolling countryside near the River North Esk, about a mile from Penicuik and eight miles south of Edinburgh. It offers a peaceful rural setting with excellent access to the city.

The village has a strong community spirit, a local community centre, and is close to Glencorse Golf Course. Penicuik provides comprehensive amenities, including shops, cafes, pubs, and leisure facilities. For more extensive retail, the nearby Straiton Retail Park hosts stores like M&S, IKEA, and several supermarkets.

The area is well-served by highly regarded schools and regular public transport to Edinburgh. The City Bypass provides easy links to the motorway network and Edinburgh Airport.

Surrounded by beautiful landscapes, there are abundant outdoor pursuits along the River North Esk and in the nearby Pentland Hills, including walking, cycling, and winter sports. Auchendinny combines excellent amenities, strong transport links, and outstanding access to nature.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.