

# 17 Old Dalmore Drive

AUCHENDINNY, PENICUIK, EH26 0NG



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



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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.





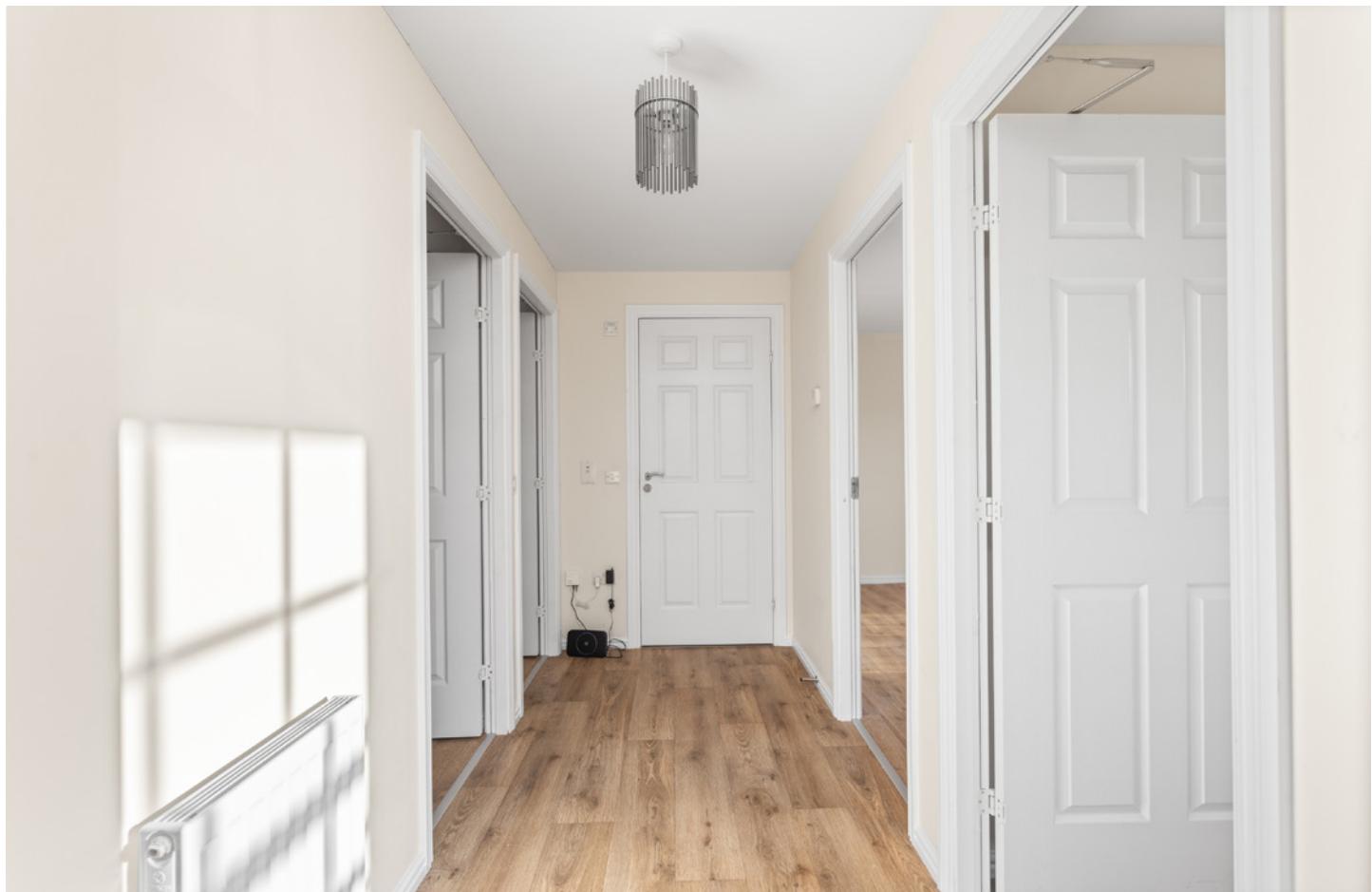
The principal bedroom is well proportioned and features built-in storage, while the second double bedroom offers excellent flexibility with plenty of space for free-standing furniture.

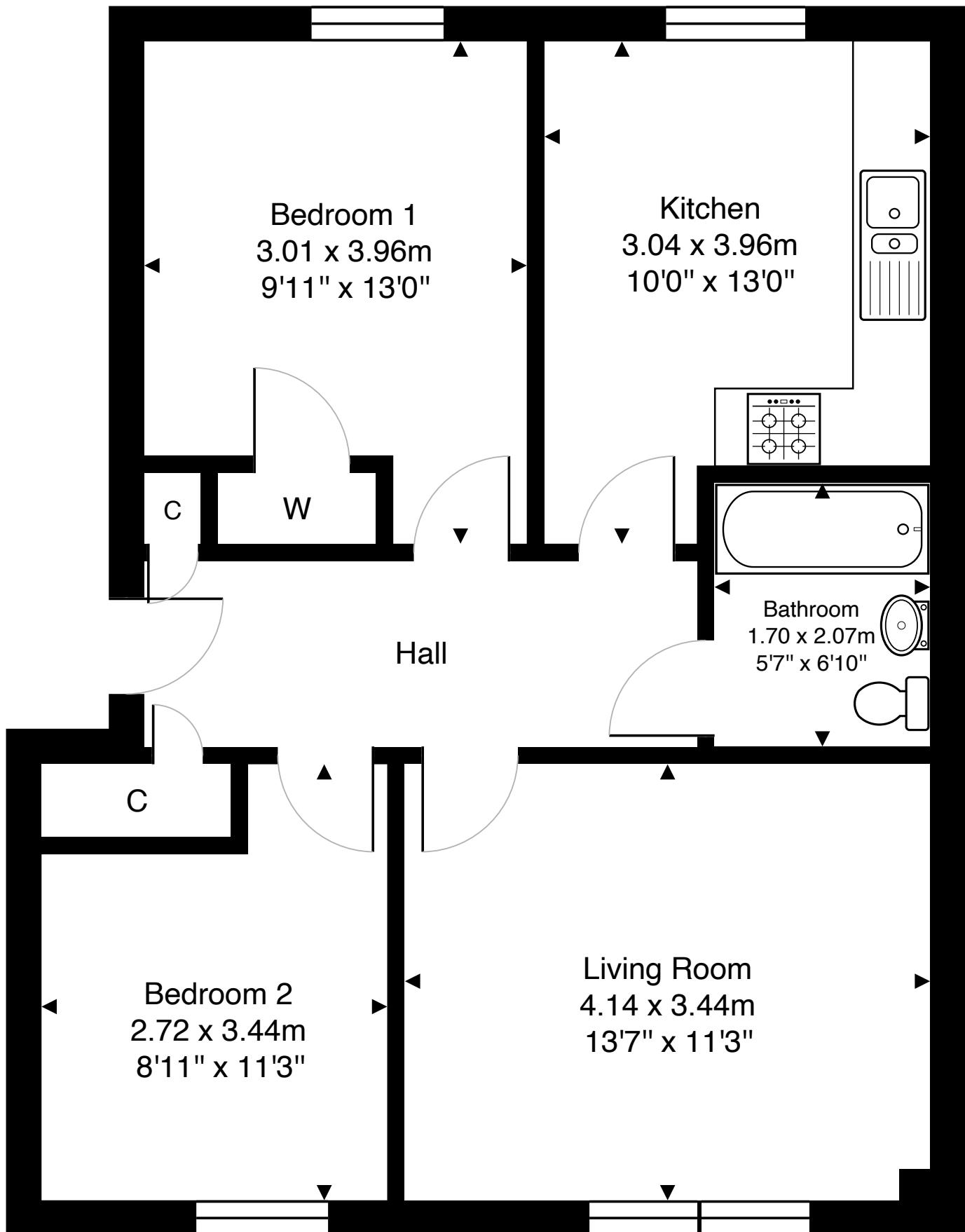






Completing the accommodation is a modern family bathroom comprising a bath with a shower and glazed screen, WC, wash hand basin, tiled surrounds and a wall-mounted mirrored cabinet.





Gross internal floor area (m<sup>2</sup>): 57m<sup>2</sup>

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



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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.

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## The Location



Image credit: <https://www.ordnancesurvey.co.uk/omaps/>

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