



18 Old Dalmore Path
AUCHENDINNY | MIDLOTHIAN | EH26 0NF


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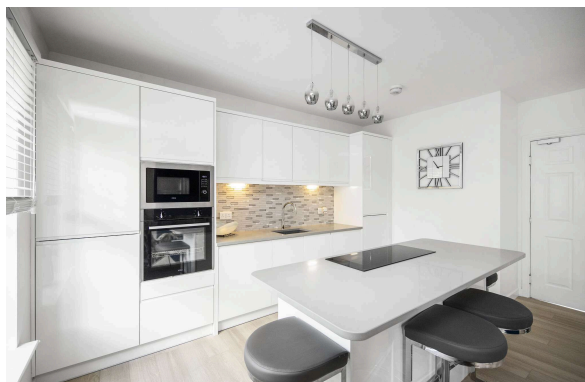
Auchendinny | Midlothian | EH26 0NF

Set within a peaceful, semi-rural location in the charming village of Auchendinny, this immaculately presented top-floor flat enjoys a bright and spacious interior within a modern, well-established development beside the picturesque River North Esk. Ideally positioned close to Penicuik and just a short commute to Edinburgh city centre—with excellent access to the City Bypass—this property offers the perfect blend of tranquillity and convenience, making it an ideal home for first-time buyers, professional couples, downsizers, or buy-to-let investors. Presented in true walk-in condition, the property has been tastefully upgraded by the current owner, including a contemporary fitted kitchen and newly installed shower room. Accessed via a secure entry system, the flat opens into a welcoming hallway with built-in storage and a bright study area, ideal for home working. The open-plan living and dining area enjoys an abundance of natural light and flows seamlessly into the sleek modern kitchen. Complete with integrated appliances, a central island, and a breakfast bar—perfect for casual dining or morning coffee—the kitchen has been thoughtfully designed to separate cooking and relaxing zones with style and ease. The generous double bedroom benefits from fitted wardrobes, while the shower room features a walk-in enclosure with a rainforest-style shower and modern finishes. Additional features include gas central heating, double glazing, and access to a large attic for extra storage. Externally, the property is complemented by well-maintained communal gardens, an allocated parking space, and ample visitor parking. Early viewing is highly recommended.

Accommodation Highlights

- Immaculate top-floor flat in a modern, well-maintained development
- Bright and spacious open-plan living/dining area
- Contemporary kitchen with integrated appliances, island, and breakfast bar
- Generous double bedroom with built-in wardrobes
- Stylish, recently upgraded shower room with walk-in enclosure and rainforest-style shower
- Welcoming entrance hall with storage and dedicated study area
- Large attic space offering additional storage
- Gas central heating and double glazing throughout
- Peaceful semi-rural setting in the popular village of Auchendinny
- Picturesque location beside the River North Esk
- Secure entry system & well-maintained communal gardens
- Allocated parking space plus visitors' parking

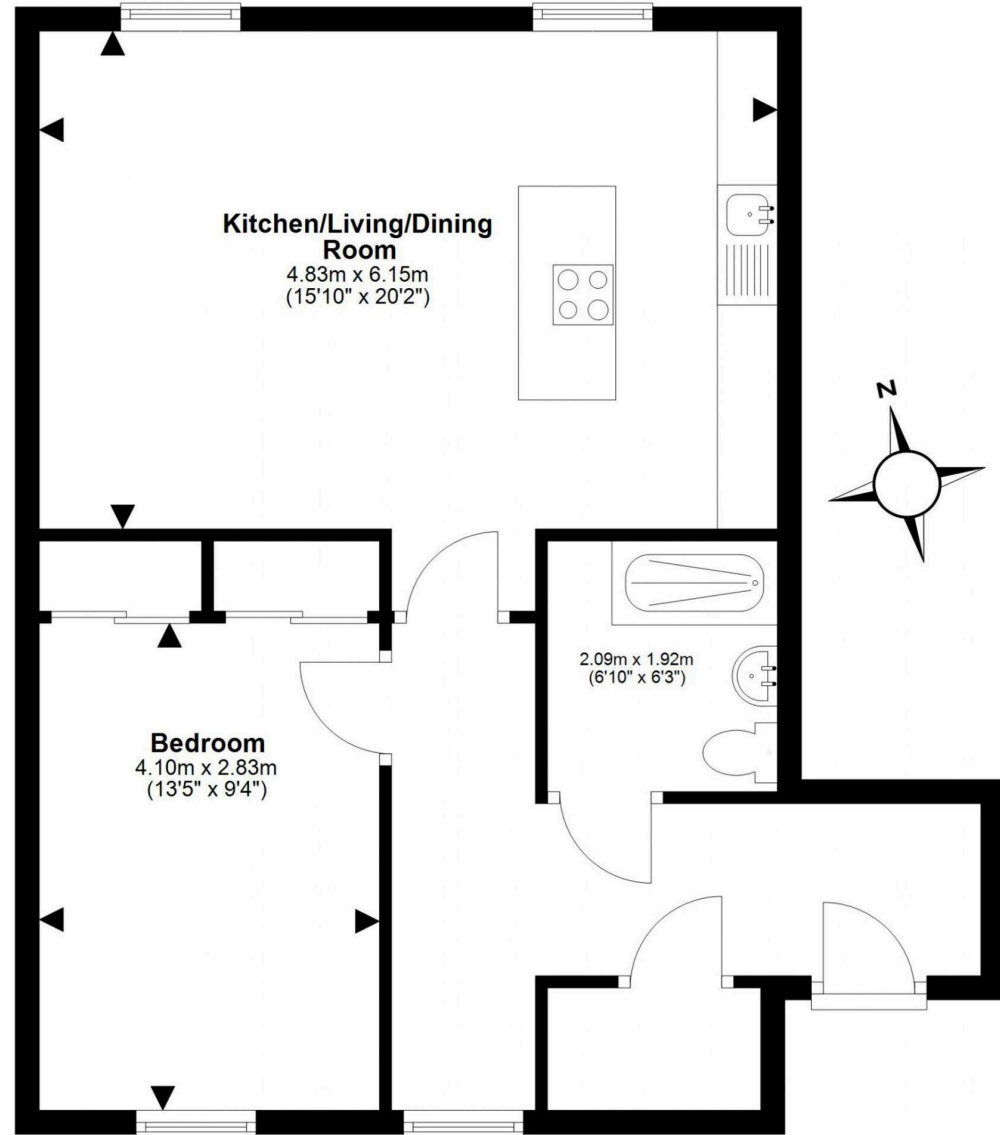
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances will be included in the sale of the property along with all curtains and blinds. Quooker hot tap will be replaced. EPC: C CT: C Factoring: Approx. £220 to Charles White P/Q.

Auchendinny is a charming Midlothian village, surrounded by open countryside and located within easy commuting distance of Edinburgh. The village itself has a pub and community centre, with the Glencourse Golf Course also located nearby. Nearby Penicuik offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets. There are first class recreational facilities within Penicuik, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike the area has something for everyone, from hiking, cycling and horse riding to golfing. The Pentland country and wildlife park is also easily accessible and there is ski-ing at Hillend. There is easy access to schooling from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates in the area.





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.