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Offers Over

£180,000

16 Old Dalmore Path

Auchendinny | Midlothian | EH26 ONF

This impressive, beautifully presented 2nd floor flat forms part of a small modern residential development in the charming Midlothian village of Auchendinny. The property enjoys a tranquil setting, surrounded by woodland with the Glencorse Burn running to the front of the building. A serene location, yet conveniently positioned within easy reach of excellent amenities and transport links with the city bypass just a short drive away, together with Straiton Retail Park and neighbouring Penicuik.

-  2 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Communal Gardens
-  Allocated parking space
-  EPC Rating – C
-  Council Tax Band - D



Description

Offered to the market in true move-in condition, this stylish home shall undoubtedly appeal to the first time buyers, professionals or investors alike and merits internal viewing to be fully appreciated. Enjoying a light and stylish interior throughout, the accommodation is accessed via a well kept secure communal entrance with Flat 16 located on the second floor and comprising; welcoming entrance hallway with storage provisions including an attic space with Ramsay ladders. There is a well presented, dual aspect reception/dining room with lovely leafy aspect and views over the water. Semi-open plan from the reception room is the modern kitchen, fitted with ample wall and base units with built-in gas hob, electric oven and hood with the free-standing appliances included in the sale. There are two generously proportioned double bedrooms, with the principal bedroom benefiting from built-in wardrobes together with a stylish en-suite shower room. Completing the accommodation is the modern bathroom with three piece suite with shower attachment. Further benefits include gas central heating, double glazing, communal bike shed, lovely landscaped communal gardens and an allocated parking space.



Extras

All the fitted floor coverings, light fittings and blinds will be included in the sale together with the built-in hob/oven/hood, fridge freezer, washing machine and dishwasher. The free-standing kitchen island can also be included in the sale if desired.

Externally

The property is surrounded by well kept communal garden grounds with communal bike shed and an allocated parking space, located to the rear of the building.

Factors

A factoring fee of approx. £90 per month is payable to Charles White for the upkeep of the communal garden grounds, stair cleaning and maintenance together with block buildings insurance.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

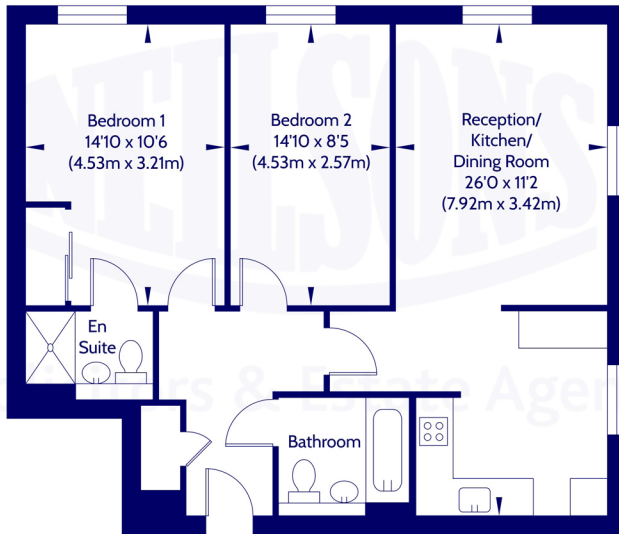
The historic village of Auchendinny enjoys a semi rural location while within easy commuting distance of Edinburgh. Schools catering for all age groups are easily accessible and the village itself has a community centre offering a range of activities. Nearby Penicuik offers a selection of shops and amenities as well as the usual banking and post office services. Further facilities can be found at Straiton Retail Park with a number of major retail outlets. Penicuik also offers a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. The surrounding area offers scenic walks and cycling opportunities with the Pentland Country and Wildlife Park and Hillend Winter Sports Centre also easily accessible. For the commuter there is easy access to the city by-pass and a frequent bus service operates to the city centre.





Approx. Gross Internal Floor Area 70.48 Sq M / 759 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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