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Offers Over  
**£175,000**

# 10 Old Dalmore Drive

Auchendinny | Midlothian | EH26 ONG

An excellent opportunity has arisen to purchase this delightful first floor corner flat with allocated parking space, enjoying an enviable position within a small modern residential development in the charming Midlothian village of Auchendinny.

-  2 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Communal Gardens
-  Allocated Parking Space
-  EPC Rating – B
-  Council Tax Band - D



## Description

While enjoying a quiet picturesque location, the property is 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 which also houses a car park for a park and ride service linking the city centre and beyond. The property enjoys good natural light throughout and has been meticulously maintained, providing a fine home in true move-in condition. Access is via a well kept communal stairwell with secure entryphone system, with Flat 10 located on the 1st floor and comprising: welcoming entrance hallway with storage provisions. There is an attractive and spacious, dual aspect reception/diningroom providing adequate space for relaxing and dining. The modern kitchen is semi open-plan to the reception room and is fitted with ample wall and base units with built-in hob/oven/hood with additional appliances included in the sale. There are two generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a modern ensuite shower room. The stylish bathroom comprises of a white three piece suite with electric shower over the bath. Further benefits include gas central heating and double glazing.



## Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the built-in gas hob, electric oven and hood, integrated fridge freezer and free standing washing machine. Other items of furniture can be made available by separate negotiation.

## Externally

The development is set within attractive communal landscaped garden grounds, with secure bike storage and bin store. An allocated parking space is provided with additional visitors parking available within the development.

## Factors

Charles White are the Factoring Agents for the development to which a fee of approx. £128.84 is payable per month for the upkeep of the communal garden grounds, stair cleaning/lighting and includes block buildings insurance.

## Viewing

By appointment through Neilsons on 0131 625 2222.





## Location

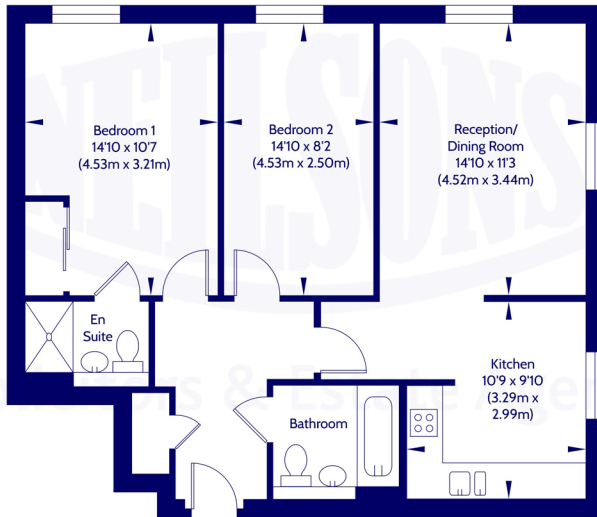
The historic village of Auchendinny enjoys a semi rural location while within easy commuting distance of Edinburgh. Schools catering for all age groups are easily accessible and the village itself has a community centre offering a range of activities. Nearby Penicuik offers a selection of shops and amenities 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 Sq M / 759 Sq Ft.

### 1st 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.



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