



# Auchendinny

27 Old Dalmore Path  
EH26 0NF



## Terraced House

OFFERS OVER £255,000

- Entrance hall
- Living room with built in storage
- Dining kitchen
- W/C Cloakroom
- Master bedroom with en-suite
- 2 further bedrooms
- Family bathroom
  
- Private rear garden
- Gas central heating
- Double glazing
- Excellent storage
- Allocated parking space
- Idyllic location



Viewings - by appointment call  
Beveridge & Kellas on 0131 554 6321





Viewing is highly recommended of this 3 bedroomed end terraced house situated within a tucked away development within the village of Auchendinny. The village lies between Penicuik and Edinburgh making this a popular location for commuters. A wide range of amenities can be found in Penicuik which offers excellent shopping and leisure facilities. Further shopping can be found at Straiton Retail Outlet. Edinburgh International Airport and the central motorway network are readily accessible via the city by-pass.

The property is entered via an entrance hall with stairs to the upper level and the living room off. The living room is front facing and has a built-in storage cupboard and the kitchen off. The spacious dining kitchen is situated to the rear and has base and wall units, integrated oven with gas hob, freestanding washing machine and fridge freezer. The kitchen gives access to the rear garden via double doors and also has a WC/cloakroom off.

Upstairs is a spacious landing which has a built-in cupboard (housing the water tank) and gives access to the rest of the accommodation. To the front is the master bedroom which features a built in double wardrobe, and the ensuite off. The ensuite has splashboard walls, mains powered shower unit, WC, wash hand basin and a heated towel rail. Another double bedroom can be found to the rear and a third bedroom to the front. Completing the accommodation is a rear facing family bathroom which comprises of a WC, wash hand basin within a vanity unit, bath with overhead mains powered shower unit, and a heated towel rail.

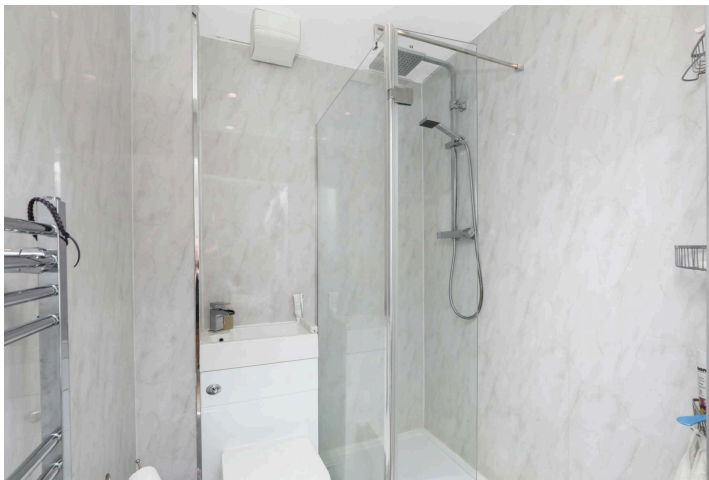
Additional benefits include a private easy to maintain rear garden, allocated parking space, gas central heating and double glazing.

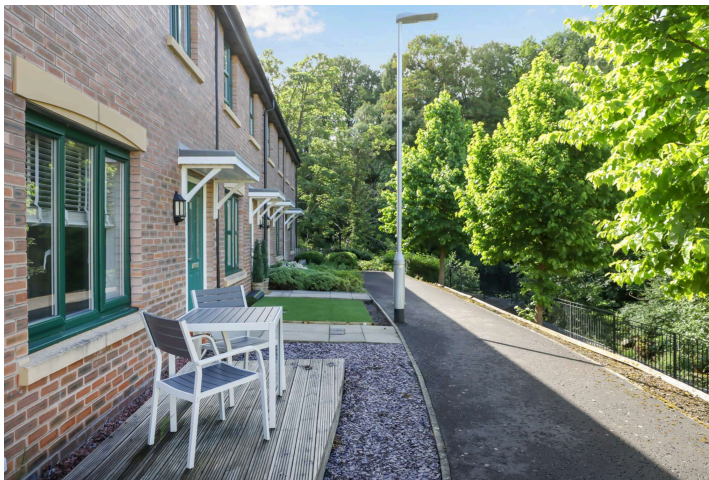
### EXTRAS

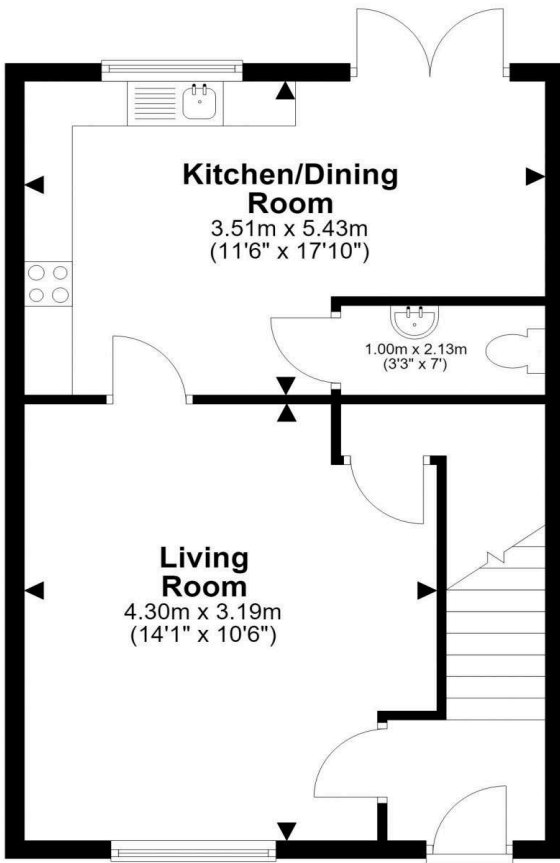
To include white goods, carpets, blinds/curtains light fittings, and shed.

### OFFERS

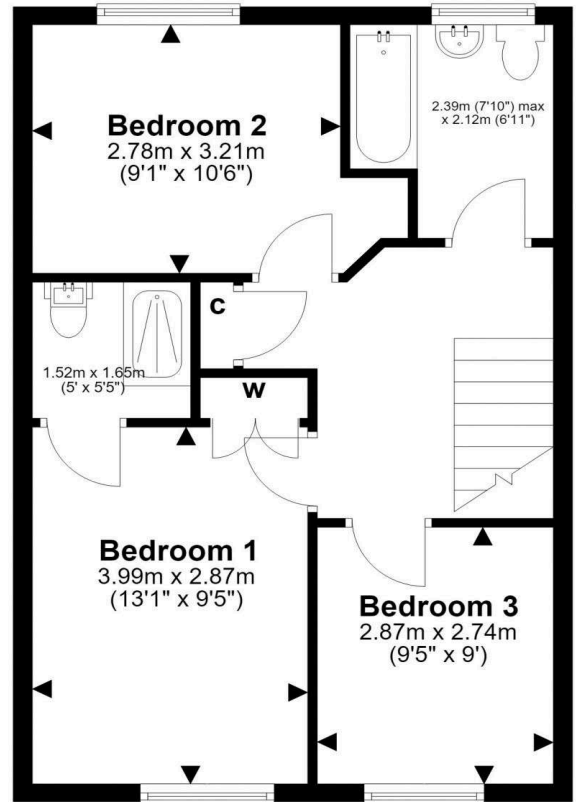
Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







**Ground Floor**



**First Floor**

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.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.

