



48 Old Dalmore Drive
PENICUIK | MIDLOTHIAN | EH26 0NG



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Nestled in a quiet, modern, manicured development along the banks of the River North Esk in a charming semi-rural location is this immaculately presented third floor apartment. Conveniently close to Penicuick and Edinburgh this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with ample sized storage cupboard, a bright twin windowed lounge, a contemporary kitchen with attractive units and space for a table and chairs, a large master bedroom with Juliet balcony, built-in wardrobe and elegant en-suite shower room, a second well-proportioned double bedroom and the flat is completed by a stylish main bathroom with shower over bath. The property has also been fully repainted, with brand new carpets installed. Further benefits include tree-lined panoramic views, resident's parking, landscaped communal grounds, gas central heating and double glazing.

- Semi-rural location close to Penicuick and Edinburgh
- Modern development on the banks of the River North Esk
- Immaculate move-in condition
- Welcoming hallway with storage
- Bright twin windowed lounge
- Contemporary kitchen
- Master bedroom with Juliet balcony and en-suite shower
- Second well-proportioned double bedroom
- Stylish main bathroom with shower over bath

Council Tax: D , Energy Rating: C

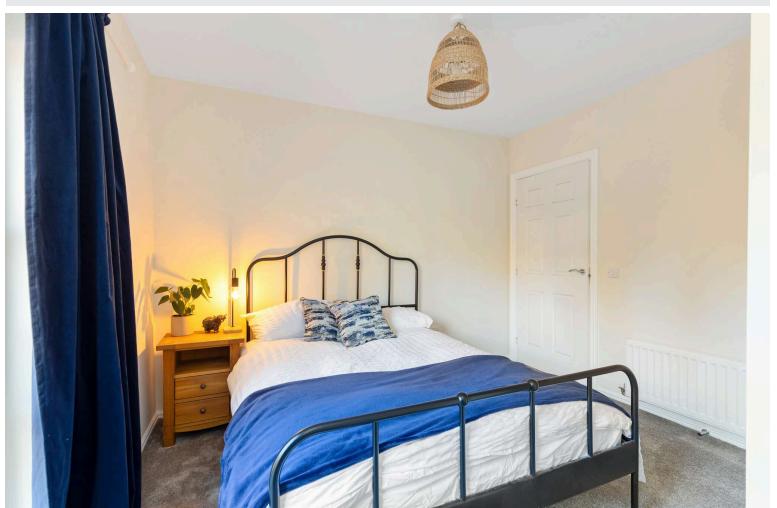
Factor: Charles White Property Services - Approx.. £300 per quarter

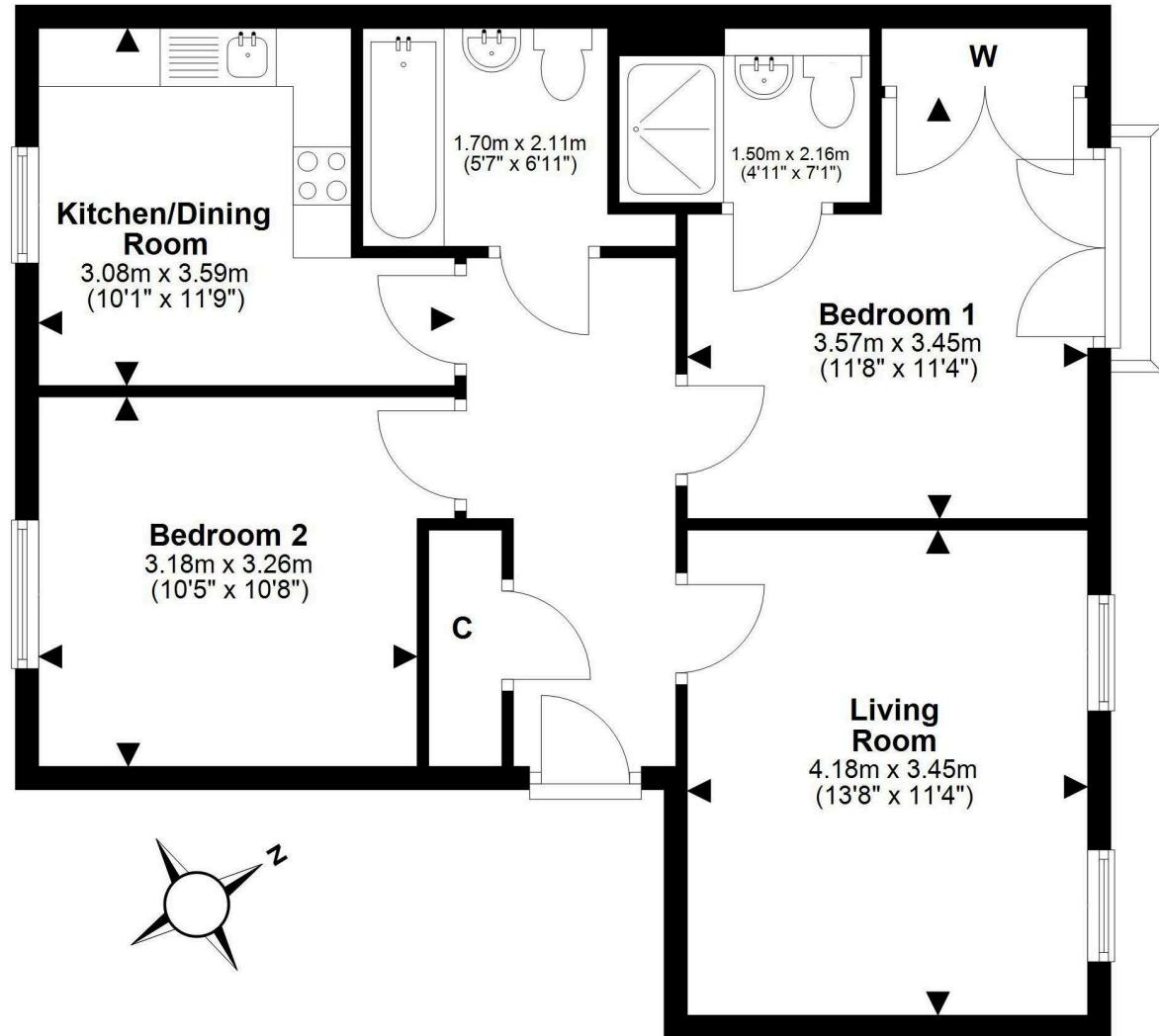
PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.



All light fittings, curtains, blinds , integrated kitchen appliances and washing machine will be included in the sale while other items of furniture can be available with separate negotiation.

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 skiing 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.