



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**9 Old Dalmore Gardens**

AUCHENDINNY, PENICUIK, EH26 ORR



# 9 Old Dalmore Gardens

Auchendinny is a small Midlothian village ideally situated for any commuter with easy access to Edinburgh City Bypass, providing links to Edinburgh Airport and the motorway networks.

This charming green village enjoys a semi-rural location alongside Glencorse Golf Club located close by. A wide range of local amenities can be found in the nearby neighbouring town of Penicuik. Being a self-contained, independent township, Penicuik is well served with every possible shopping facility, service and amenity. Much of the town centre is pedestrianised, making shopping both pleasant and entirely safe. Apart from the extensive variety of small shopping facilities, there are larger supermarkets including Lidl and a Tesco Superstore.

Slightly further afield, a ten-minute drive takes you to Straiton Retail Park where you will find a selection of shops including Marks and Spencer, Next, Asda, IKEA, Costco and Sainsburys to name a few. The town centre provides a wide choice of building societies, banking and Post Office services.

In this same area is the Health Centre, which provides very comprehensive services, including those of a dentist. Throughout Penicuik are a number of Primary and Secondary schools of both denominations. Just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with library and swimming pool.

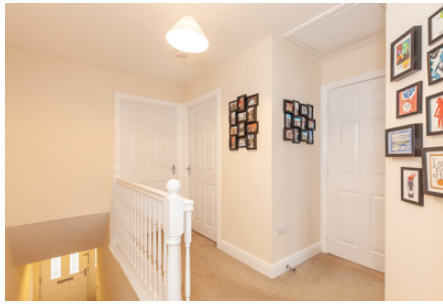
New to the market is this attractive three bedroom terraced house in move in condition. The property takes prime position on a river view plot within this prestigious and modern development. The development area has a great past, formally it was where the old railway line and papermill once stood. The development has managed to retain a sense of history with the choice of materials used.

Alongside this, leisurely cycle routes, well maintained communal grounds, garden shed and allocated off-street parking space are all welcomed additions.

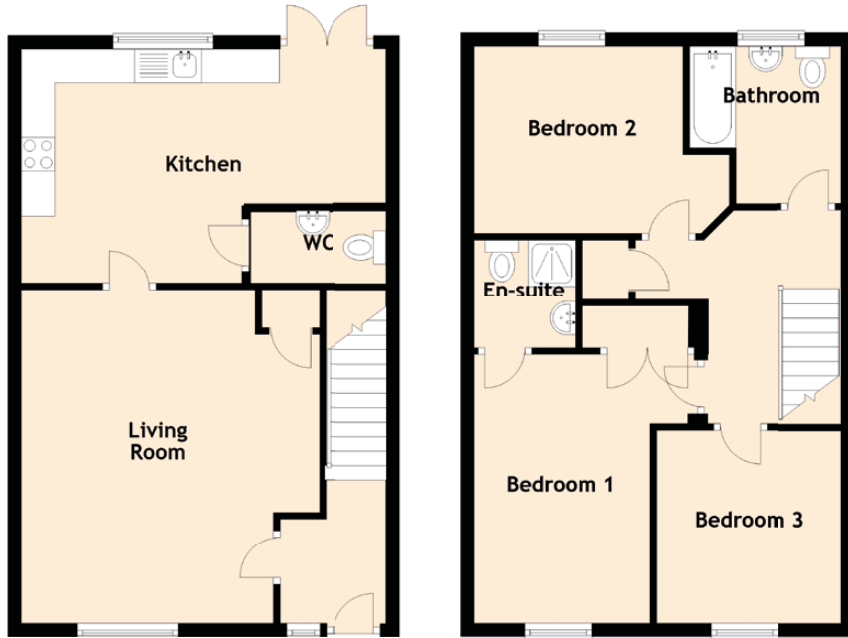
The accommodation briefly comprises a large dining kitchen with patio doors to the rear garden, the kitchen benefits from an integrated hob and oven, free standing fridge freezer and washer, a downstairs WC, a good sized living room with a large window to the front overlooking the front garden and on to the river. Upstairs there are two good sized double bedrooms, a family bathroom with shower over the bath, master bedroom with built-in wardrobes and an en-suite shower room.

There is driveway parking for one car and ample visitor spaces.

White goods available by separate negotiation.



# Specifications

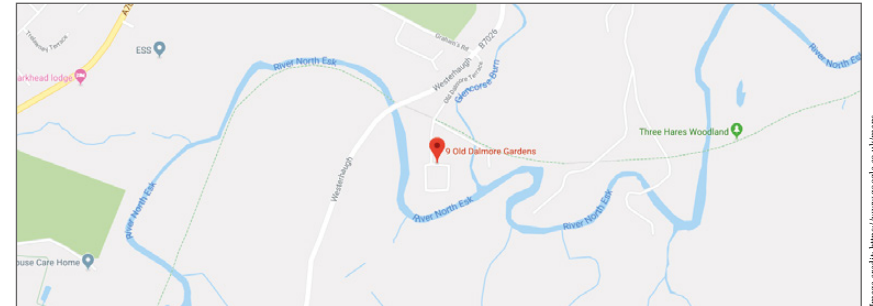


Approximate Dimensions (Taken from the widest point)

Living Room	4.96m (16'3") x 4.35m (14'3")
Kitchen	5.44m (17'10") x 3.50m (11'6")
Bedroom 1	4.00m (13'1") x 2.62m (8'7")
En-suite	1.62m (5'4") x 1.51m (4'11")
Bedroom 2	3.27m (10'9") x 2.79m (9'2")
Bedroom 3	2.87m (9'5") x 2.71m (8'11")
Bathroom	2.40m (7'10") x 2.09m (6'10")
WC	2.02m (6'8") x 1.10m (3'7")

Gross internal floor area (m<sup>2</sup>): 94m<sup>2</sup> | EPC Rating: C

Extras: White goods available by separate negotiation.



**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available

**Disclaimer :** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**JUDY SHIELDS**  
Surveyor



Layout graphics and design  
**HAYLEY MATEAR**  
Designer

Image credit: <https://www.google.co.uk/maps>