



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**8 Old Dalmore Drive**  
AUCHENDINNY, PENICUIK, MIDLOTHIAN, EH26 0NG



# LOCAL AREA



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

This charming green village enjoys a semi-rural location alongside Glen-corse Golf Club located close by. A 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 a Library and swimming pool.



# 8 OLD DALMORE DRIVE



This bright and attractive two bedroom first floor flat is bought to the market in excellent move in condition. The property takes prime position on a corner plot as you enter this prestigious and modern development. The grounds have a great past and this was formally the old railway line and where the old 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, bike shed, a children's play park and allocated off-street parking space are all welcomed additions.

Internally the accommodation briefly comprises a well-kept communal stairwell via a security

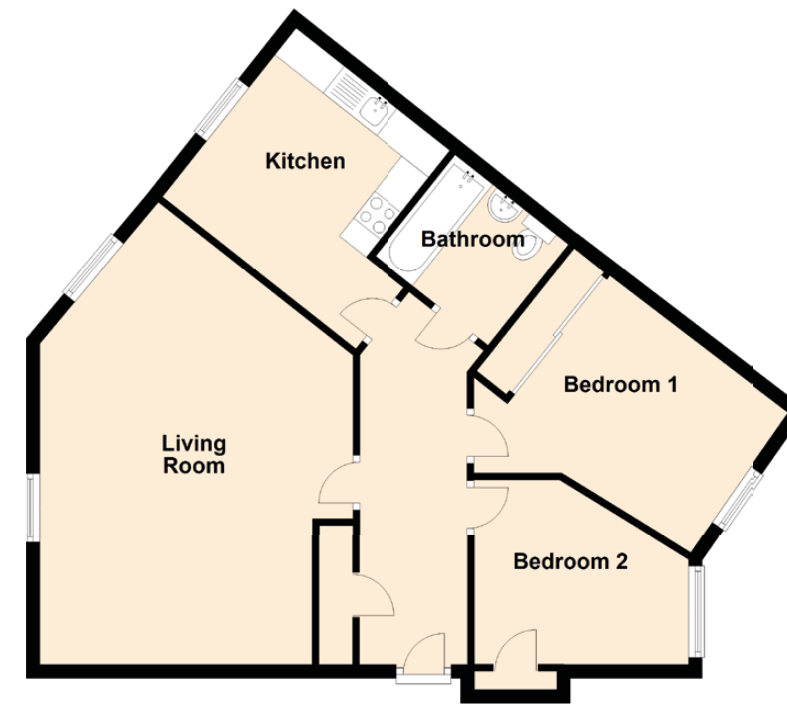
entry phone system, a hallway with storage, a bright and comfortable lounge with space for dining and two large windows to the front, a modern, fully fitted kitchen with an integrated gas hob, electric oven and hood. The master bedroom is flooded with natural light and features built-in wardrobes, the second bedroom is currently being used as an office and provides a useful storage cupboard. The fresh partially tiled modern bathroom with white three-piece suite and electric shower completes the rooms. The property further benefits from gas central heating and double glazed window units, ensuring a warm yet cost effective living environment.







# SPECIFICATIONS



Approximate Dimensions  
(Taken from the widest point)

Living Room	5.40m (17'9") x 4.30m (14'1")
Kitchen	3.62m (11'11") x 3.14m (10'4")
Bedroom 1	3.80m (12'6") x 2.89m (9'6")
Bedroom 2	3.13m (10'3") x 2.69m (8'10")
Bathroom	2.10m (6'11") x 1.89m (6'2")

Gross internal floor area (m<sup>2</sup>) - 64m<sup>2</sup>

EPC Rating - B

Extras (Included in the sale): All fixtures, fittings, floor coverings.

Other items by negotiation.

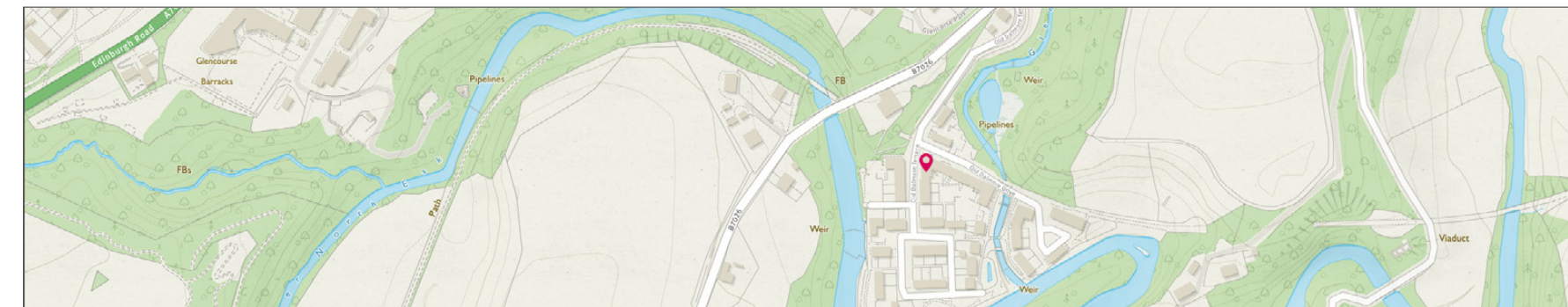


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