




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

44 Old Dalmore Drive

AUCHENDINNY, MIDLOTHIAN, EH26 0NG

44 OLD DALMORE DRIVE

auchendinny

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 Glencorse 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.



This bright and attractive two-bedroom flat is bought to the market in excellent move in condition. The property takes prime position within 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 Juliet balcony windows to the front, a modern, fully fitted kitchen with an integrated gas hob, electric oven and hood. The property has two bedrooms, the master bedroom is flooded with natural light and features a built-in wardrobe. 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.



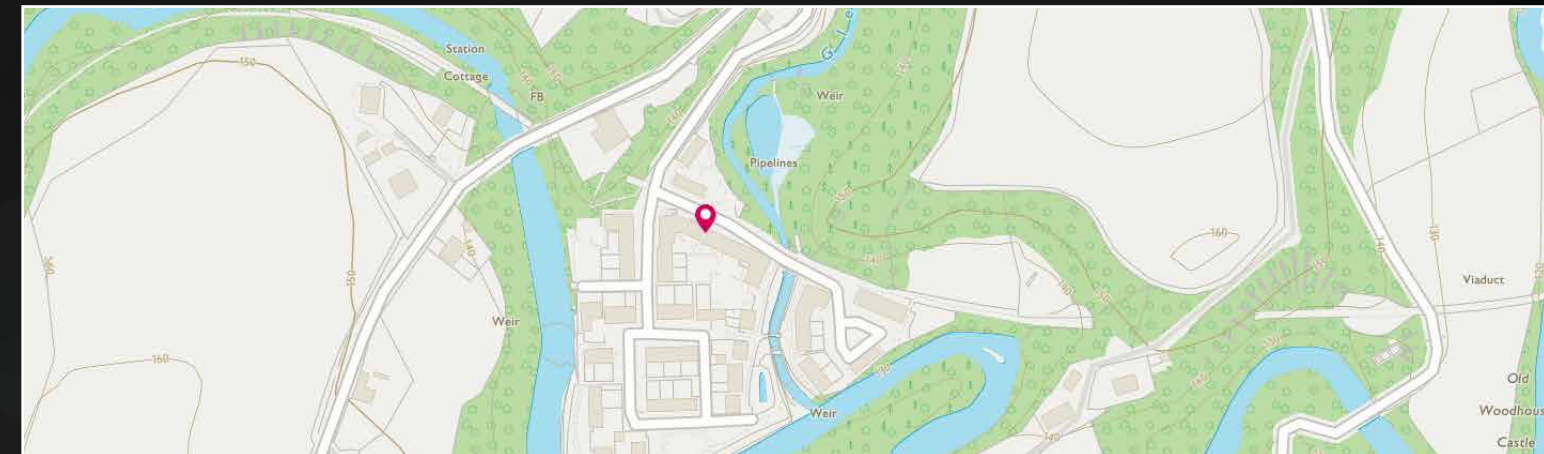
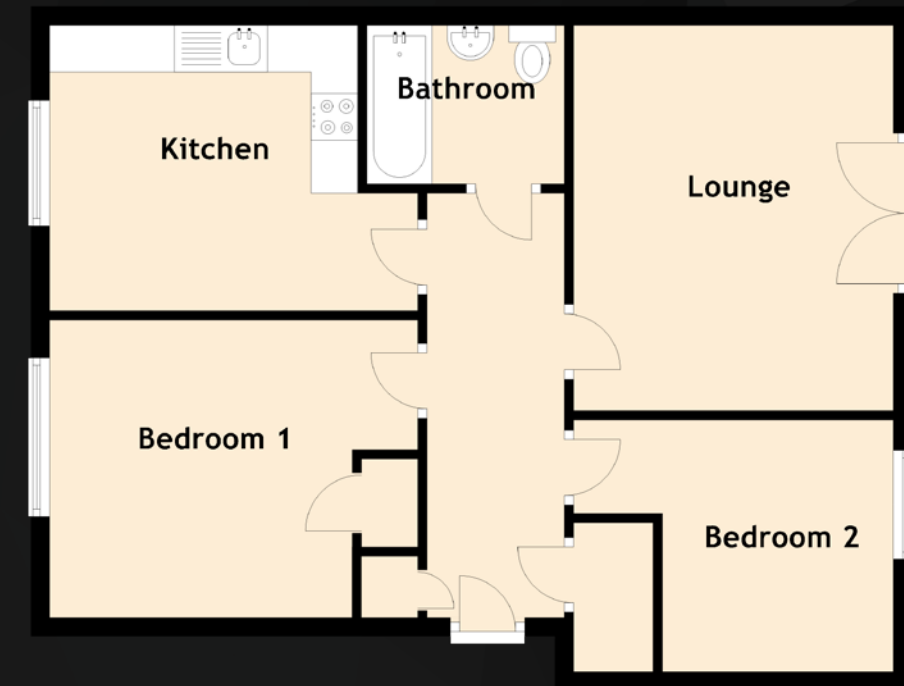


THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.13m (13'7") x 3.43m (11'3")
Kitchen	3.30m (10'10") x 3.06m (10')
Bedroom 1	3.95m (13') x 3.19m (10'6")
Bedroom 2	3.43m (11'3") x 2.70m (8'10")
Bathroom	2.12m (6'11") x 1.70m (5'7")

Gross internal floor area (m²): 58m²
EPC Rating: B





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

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Exchange
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Text and description
BEN STEWART CLARK
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer