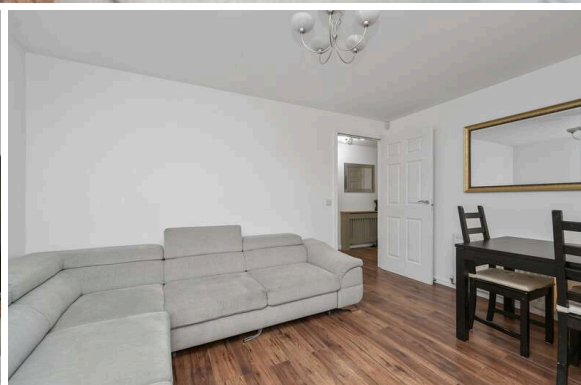
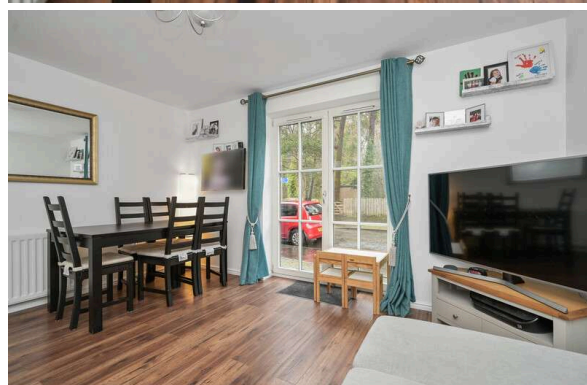




34 Old Dalmore Drive  
AUCHENDINNY | EH26 ONG

  
**warners**  
solicitors & estate agents





## 34 Old Dalmore Drive

AUCHENDINNY | AUCHENDINNY | EH26 ONG

A contemporary two bed ground floor apartment enjoying an idyllic spot, nestled between the Glencorse Burn and the River North Esk on the site of the former Dalmore Mill. This sought after development is tucked away with its residents able to enjoy the tranquillity of the countryside, yet with varied amenities in neighbouring Penicuik very close to hand. This lovely home is presented to the market in good decorative order throughout, offering comfortable living space which would make an lovely home for an individual, couple or small family

- Entrance hallway with storage
- Living room with French door to front
- Bright breakfasting kitchen fitted with high gloss cabinets
- Two double bedrooms, one with fitted wardrobe
- Bathroom featuring stylish white suite and electric shower over bath
- Good storage options
- Gas central heating
- Double glazing
- Secure entry system
- Allocated parking space
- A separate bin store and bike store

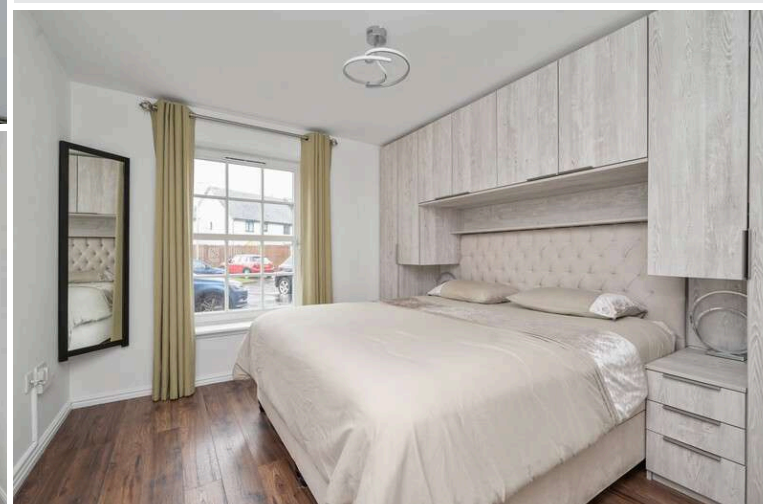
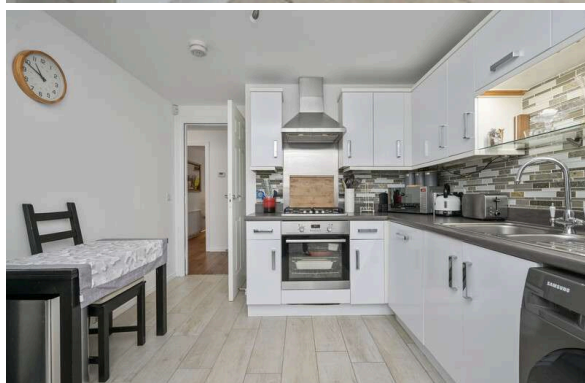
EPC Rating D.

Extras include dishwasher, wall mounted shelves in the living room and the curtain poles in all the rooms.

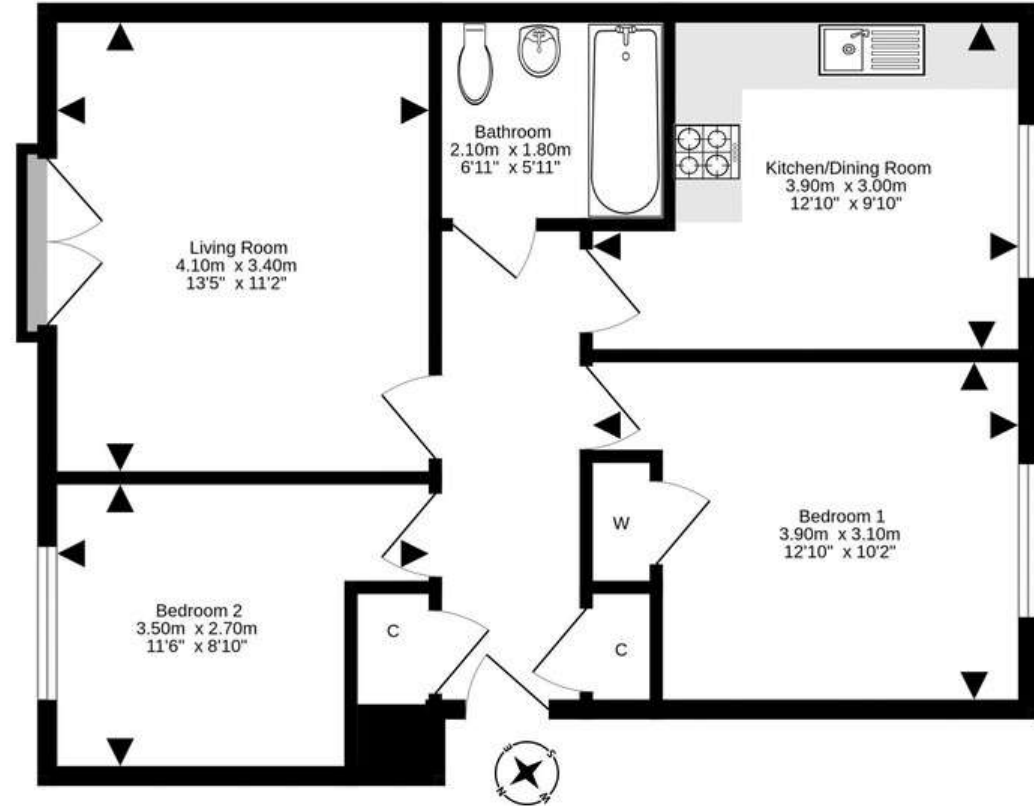
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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 ski-ing 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.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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