



42 OLD DALMORE DRIVE

Auchendinny, Penicuik, Midlothian, EH26 0NG



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Well-presented, modern two-bedroom second floor flat forming part of an attractive riverside development in the tranquil village of Auchendinny, within close proximity to Penicuik's amenities and within commuting distance of Edinburgh.

Penicuik 2 miles, Edinburgh 8 miles, Edinburgh Airport 12 miles
(All distances are approximate).

Summary of Accommodation:

Ground Floor: Communal Entrance with secure Entry Phone System.

Second Floor: Entrance Hall, Living Room, Kitchen-Dining Room, Two Double Bedroom's, Bathroom and Two Hall Cupboards.

Parking: Allocated car parking space.



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Situation:

The village of Auchendinny lies approximately 2 miles from of Penicuik, one of the largest towns in Midlothian situated approximately eight miles to the south of Edinburgh. Surrounded by rolling countryside and picturesque walks by the River North Esk, Auchendinny boasts the perfect position to enjoy both the countryside and still be within comfortable commuting distance of Edinburgh. The village itself boasts a community centre and nursery with the Glencourse Golf Course also located nearby. Penicuik offers excellent local amenities and transport links, with a wide range of convenience shopping together with a variety of recreation and leisure facilities in the town centre, including supermarkets, cafes, pubs and restaurants. More extensive shopping can be accessed at nearby Straiton Retail Park with a Marks and Spencer Foodstore, Next, Boots, Ikea, Costco and a choice of supermarkets including Sainsbury's, Asda, Aldi and Lidl. Penicuik is also served with highly regarded schooling including several primary schools, two secondary schools and private childcare options. In addition, Penicuik boasts a regular public transport service operating to Edinburgh, with express commuter services and links to neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks including the M8/M9, Edinburgh International Airport and the Queensferry Crossing. Lovely outdoor spaces can be easily accessed in the surrounding area offering walks and cycle paths along the River Esk, with hiking, mountain biking and snow sport opportunities located in the nearby Pentland Hills and Edinburgh Ski centre. A fantastic location with excellent local amenities, good transport links and beautiful outdoor spaces.

Description:

A 2-bedroom second floor flat presented in move in condition. The front door to the apartment opens to a welcoming entrance hall, giving access to the principal rooms. The living room is a generous size and is bathed in natural light from the Juliet balcony. Adjacent is the kitchen-dining room which has a range of wall and base mounted units, with modern appliances including an oven, gas hob, fridge and washing machine. There are two good sized double bedrooms, one of which has a built-in wardrobe and are serviced by the bathroom which has a bath with overhead shower attachment, basin and wc. Completing the accommodation are two hall cupboards.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH26 ONG.



Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains Electricity, Water, Drainage and Gas Fired Central Heating.

Local Authority

Midlothian Council, 40-46 Buccleuch St, Dalkeith, EH22 1DN – 0131 270 7500.

Council Tax

Band D

EPC Rating

Band B

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.



Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

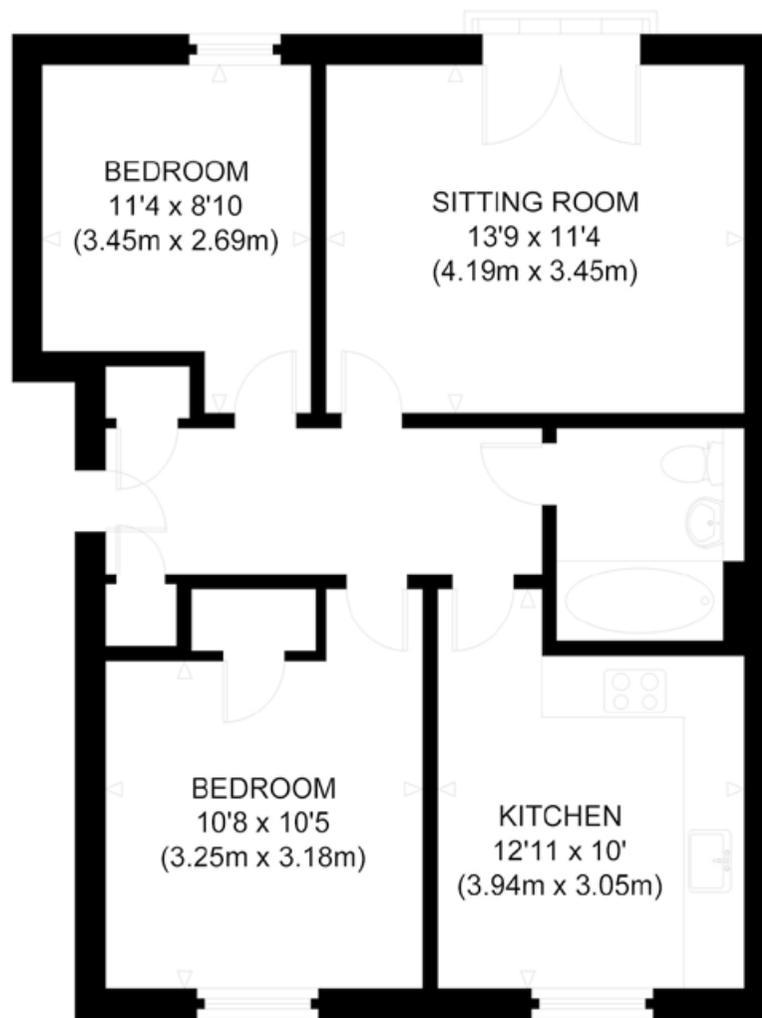
Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 651 SQ FT / 60.5 SQ M

OLD DALMORE DRIVE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 651 SQ FT / 60.5 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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