



44 OLD DALMORE DRIVE

44 Old Dalmore Drive, Penicuik, EH26 0NG



2 BEDROOMS



1 LIVING SPACE



1 BATHROOM



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DRIVE



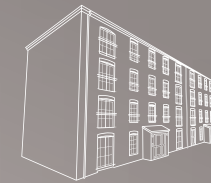
Offering the perfect blend of modern living and countryside tranquility, this beautifully presented second- floor apartment is ideally located within an attractive development in the charming village of Auchendinny. Offering bright, well-planned interiors, secure entry and allocated parking, the property provides a comfortable and practical home in a peaceful setting. With excellent access to Edinburgh, the scenic Pentland Hills on your doorstep, and a welcoming community atmosphere, this apartment offers an ideal base for enjoying both convenience and nature.



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PROPERTY DESCRIPTION

Located within an attractive modern development, this second-floor apartment offers well-planned living with secure entry and an allocated parking space.

The property features a bright living room with French doors opening onto a Juliet balcony, providing plenty of natural light. The kitchen is sleek and modern, with an induction hob, under-cabinet lighting and practical storage and workspace for cooking. There are two double bedrooms, one of which benefits from built-in storage, while the second enjoys a Juliet balcony. The property additionally benefits from a good sized family bathroom and ample hallway storage.

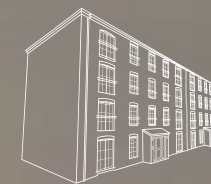




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SUMMARY OF ACCOMMODATION

- Entrance hallway, two double bedrooms, living room, kitchen, family bathroom, hallway storage
- Allocated parking



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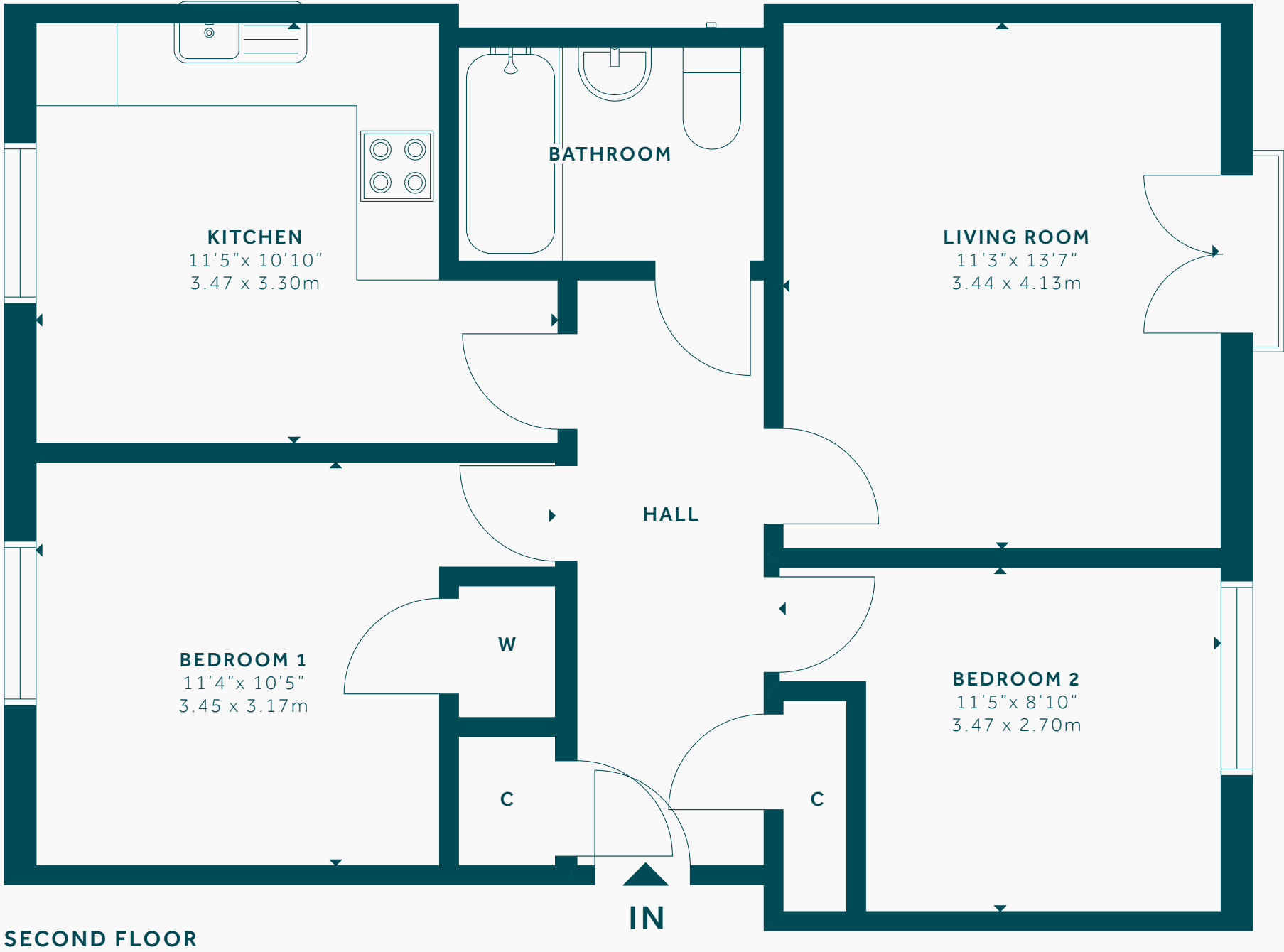
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FLOOR PLANS

APPROX GROSS INTERNAL AREA

603 ft² | 56 m²

For illustrative purposes only, Not to scale.



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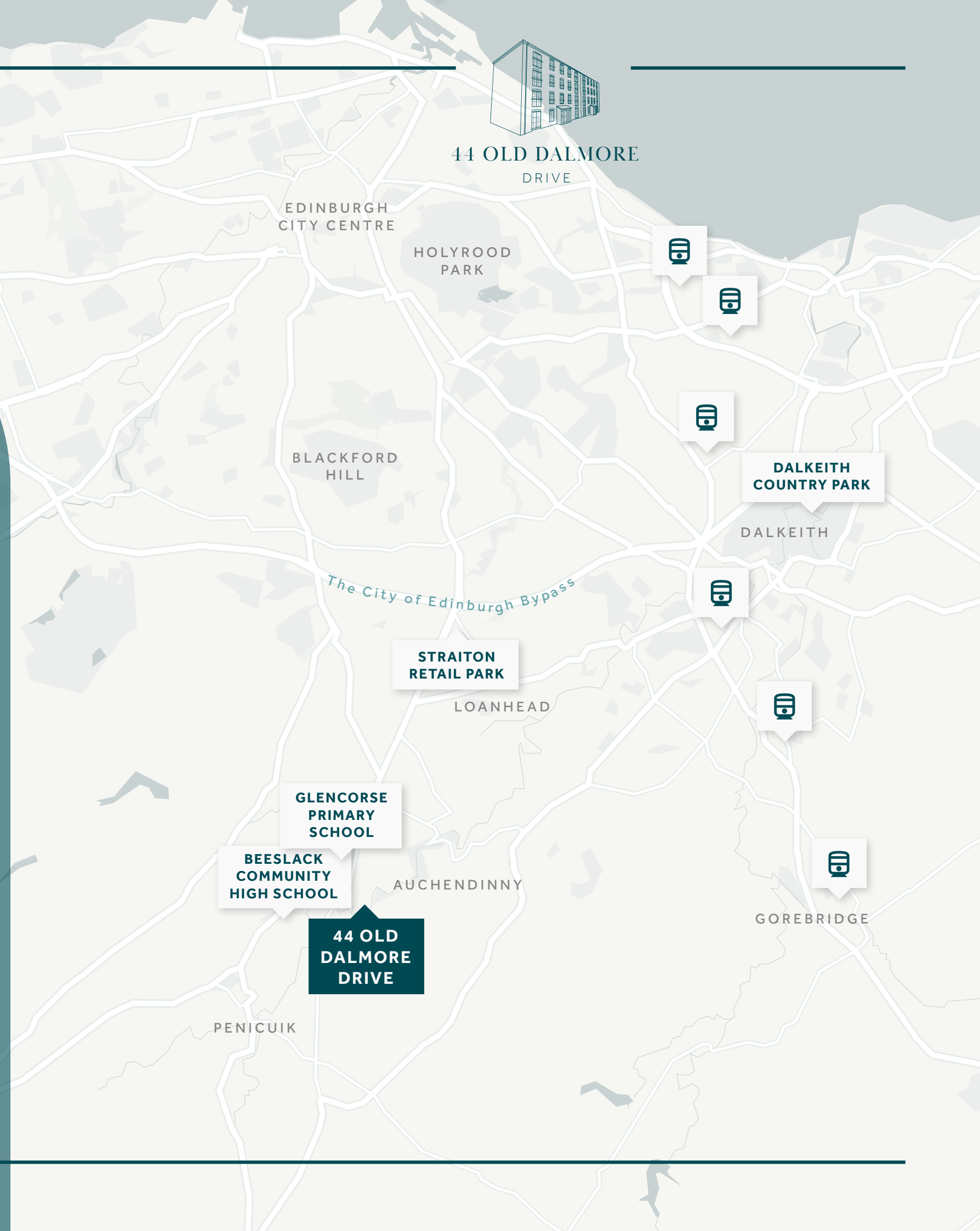
LOCATION

Situated in the charming village of Auchendinny on the outskirts of Penicuik, the property's location offers the perfect balance of countryside living with excellent access to Edinburgh and the surrounding Midlothian area. Set beside the banks of the River North Esk and framed by the Pentland Hills, Auchendinny has a quiet, welcoming community atmosphere while being minutes from practical amenities.

For everyday needs, Penicuik town centre, just under two miles away, offers a wide selection of shops including Tesco and Sainsbury's, as well as independent cafes. Medical services are easily accessible, with Penicuik Medical Practice and Eastfield Medical Practice both within a 5 minute drive. For a larger selection, Straiton Retail Park is around 20 minutes away with a range of food and retail options as well as Ikea and Costco.

Nature lovers will appreciate the abundance of walking and cycling routes, including the nearby Penicuik to Dalkeith Walkway, the scenic Pentland Hills Regional Park, and the tranquil trails along the River North Esk. Glencorse Golf Club and Kings Acre Golf Course are both close by for leisure, while Hillend Snowsports Centre offers year-round skiing and snowboarding, just a 15 minute drive away. Local green spaces such as Roslin Glen and Vogrie Country Park provide opportunities for family days out and peaceful walks, while the wider Midlothian area is home to historical sites including Rosslyn Chapel and Dalkeith Country Park.

For commuters, the A701 provides direct access to the Edinburgh City Bypass, making travel to Edinburgh city centre around 30 minutes by car, while regular Lothian Bus services connect Penicuik to Edinburgh, Bruntsfield and the city's main business hubs. Auchendinny sits within the catchment area for well-regarded schools including Glencorse Primary School and Beeslack Community High School. Edinburgh's range of independent schools such as George Watson's College and Merchiston Castle School are also within easy reach.





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