



4 OLD DALMORE GARDENS

Auchendinny, Penicuik, Midlothian, EH26 0RR



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A spacious 5–6-bedroom family home, with a unique position overlooking the River North Esk, with a private patio with river views, rear garden, driveway and an integral double garage, within close proximity to Penicuik's amenities and within commuting distance of Edinburgh.

Auchendinny 0.4 miles, Penicuik 2 miles, Pentland Hills 2.3 miles, Straiton Retail Park 3.7 miles, Edinburgh 8.5 miles, Edinburgh Airport 12.4 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Dining Room, Garden Room, Study/Bedroom 6, Utility and Cloakroom.

First Floor: Landing, Principal Bedroom and En Suite Bathroom, Double Bedroom with En Suite Shower, Three further Double Bedrooms and a Bathroom.

Garden: At the side of the house is a large private patio that has direct views over the River North Esk, it is the perfect spot to unwind and enjoy the surrounding nature, a paved path leads to the rear garden which is predominantly laid to lawn with a high yew hedge providing privacy.

Garage: An integral double garage has electric doors and is powered with electricity, with extensive built in shelving and a private driveway in front.

About: 0.12 Acres



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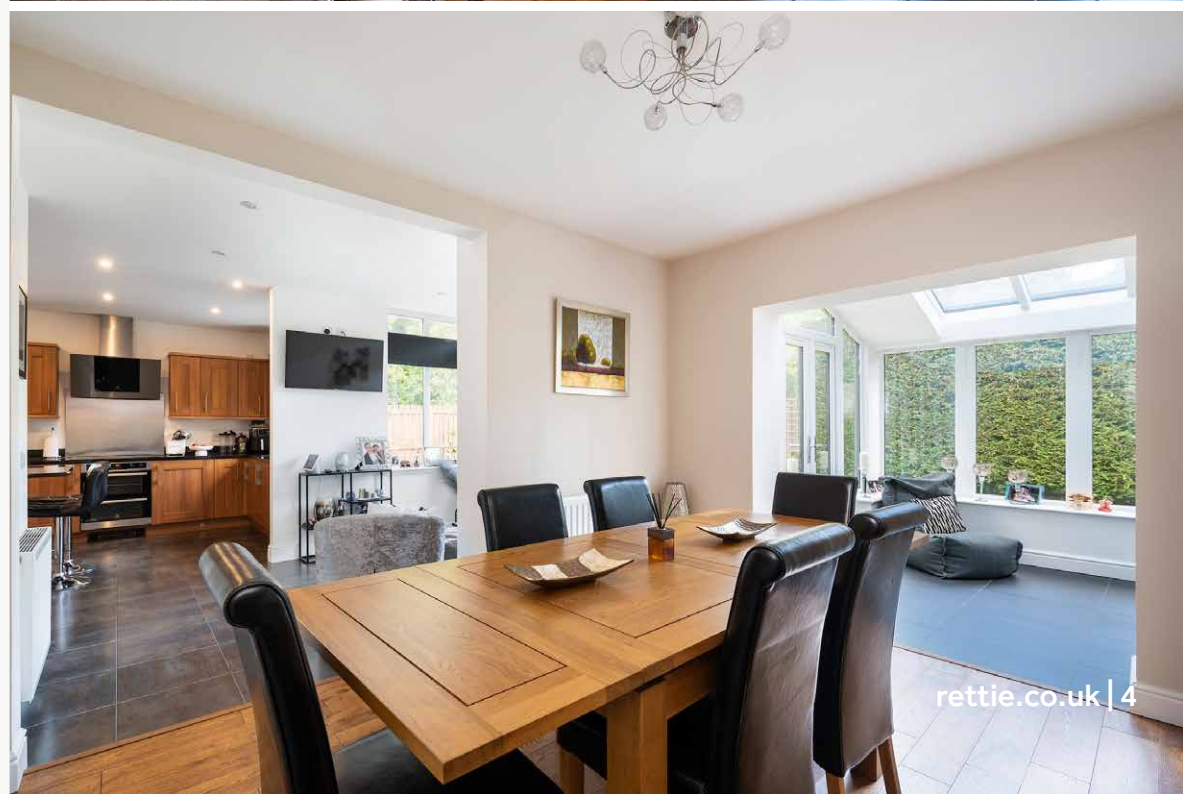
Situation:

4 Old Dalmore Gardens is part of an exclusive development built on the site of a former paper mill, the property boasts a fantastic position overlooking the River North Esk and is situated on the edge of Auchendinny village. This property enjoys a tranquil semi-rural setting while remaining conveniently close to a range of amenities. Auchendinny is ideally positioned just a short drive from the bustling town of Penicuik, which offers supermarkets, cafés, leisure facilities, and schooling options. For those commuting to Edinburgh, the city centre is easily accessible in around 30 minutes via regular bus services or a short drive, making this location perfect for professionals seeking a peaceful retreat without sacrificing connectivity. The surrounding countryside provides a wealth of outdoor pursuits, including scenic walks in the Pentland Hills Regional Park and nearby Roslin Glen, cycling along the nearby railway paths, and golfing at Glencorse Golf Club. Combining the serenity of village life with excellent transport links and amenities, Auchendinny is a desirable location for families, professionals, and outdoor enthusiasts alike.

General Description:

4 Old Dalmore Gardens is approached via a shared road that arrives to a block paved private driveway and front garden. The house sits back from the road and has a fabulous position neighbouring the River North Esk. The house features a render façade sitting beneath a tiled roof and offers comfortable accommodation over its two floors, benefitting from double glazing throughout with an integral double garage.

The front door opens to a welcoming entrance vestibule with wooden floor, that gives access to the principal rooms on the ground floor. The sitting room is a generous size overlooking the front driveway and features a gas fire sitting beneath a composite stone mantel with double doors opening to the garden room. Adjacent is the dining room which connects through to the garden room and open plan kitchen/breakfast room. The kitchen has a range of wall and base mounted units with a sink overlooking the rear garden and a seating area with double doors opening to the patio and rear garden and two pantry store cupboards. Modern appliances include a dishwasher, oven with grill above, four ring induction hob with extractor fan above, a wine fridge and fridge/freezer with central island with granite worksurfaces and views over the side garden and rear garden. From the kitchen a door opens to a study/double bedroom (6) or playroom. Adjacent is the utility room which has a range of wall and base mounted units and is plumbed for a washing machine and tumble dryer with basin, with a door opening out to the patio and an internal door opening to the integral double garage..



The kitchen is cleverly interlinked to the dining room, garden room and sitting room, which makes it the ideal entertaining space, with the garden room providing plentiful natural light and views over the rear garden. Completing the accommodation on the ground floor is a cloakroom with WC and wash hand basin.

Stairs ascend to the first floor and landing giving access to the principal bedroom which has a Juliet balcony, with extensive built-in wardrobes providing hanging and shelving. The en suite bathroom has a bath and a walk-in shower cubicle, WC and wash hand basin with views over the river. Across the landing is a further double bedroom with built-in wardrobes which has views over the rear garden and a family bathroom with bath, separate shower cubicle, WC and wash hand basin. There are three remaining double bedrooms one of which has an en suite shower room, with walk in shower cubicle, WC and a wash hand basin.

Garden:

From the utility room the back door opens to a beautiful paved patio area which is adjacent to the river which is a fantastic suntrap and the perfect spot to enjoy a glass of wine on a summer's evening, with space for a dining table and chairs. The patio is also home to a garden shed and has a pedestrian gate leading out to the front driveway. The paving extends to the rear garden where there is an additional patio area directly outside of the kitchen and garden room with an area of lawn which is sheltered by a high yew tree hedge which offers privacy. In the corner there is a gravelled area where you could place further seating or a children's trampoline.

Garage:

The double garage has electric doors and extensive built-in cupboards providing storage and space for a free-standing fridge/freezer, there is also electricity to the garage, with an internal door opening to the utility room.

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 0RR.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale will be included in the price.

Entry & Possession

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

Services

Mains gas, electricity, water and drainage.



Local Authority

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

Council Tax

Band G.

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

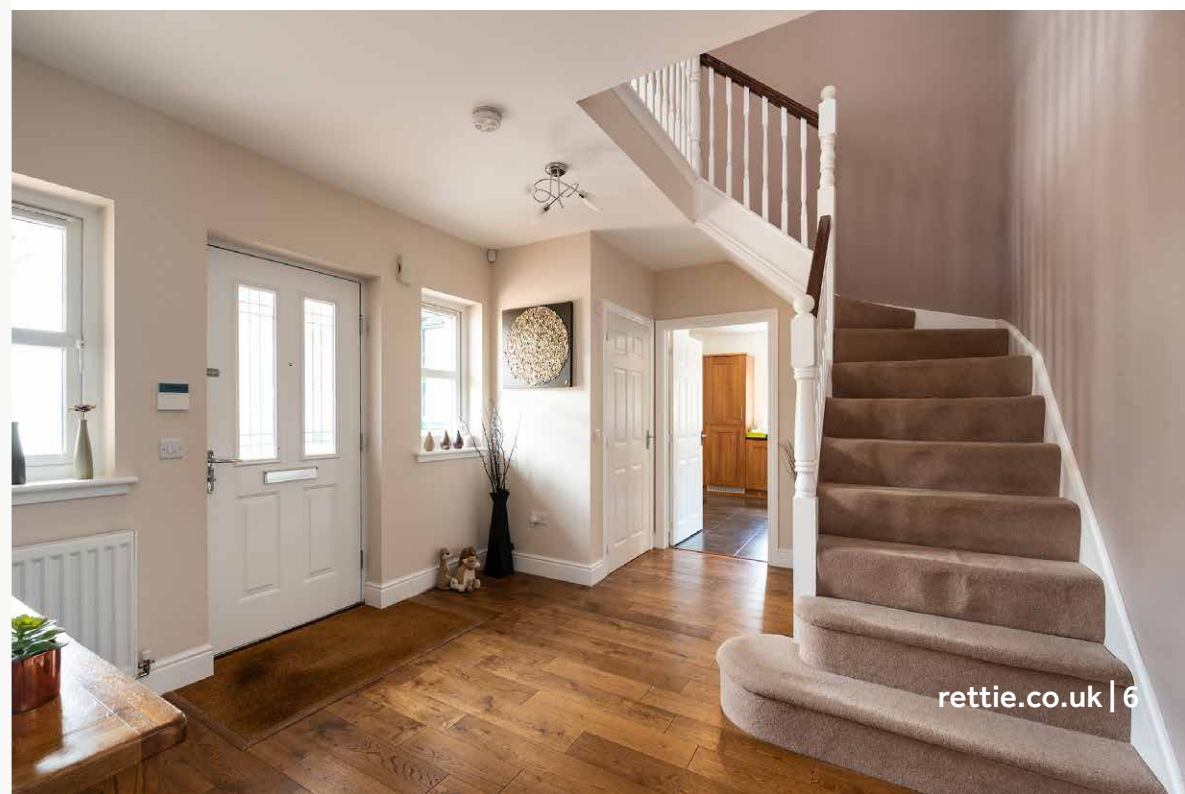
This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

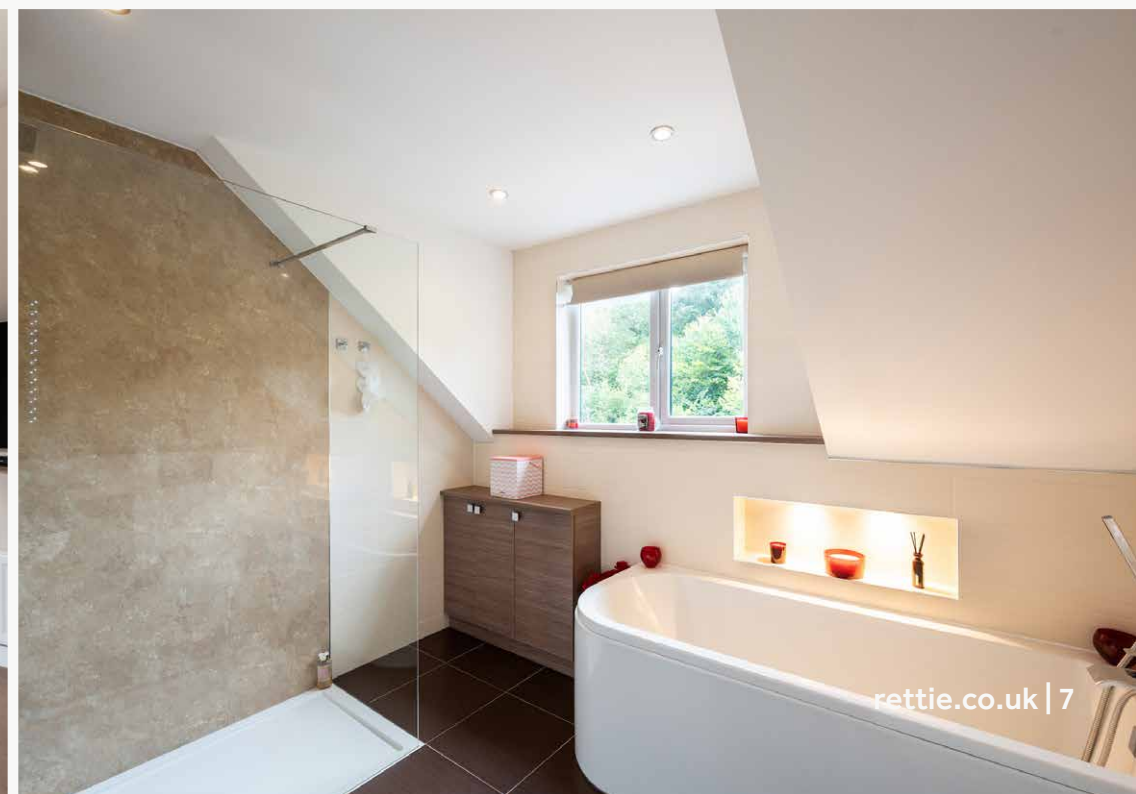
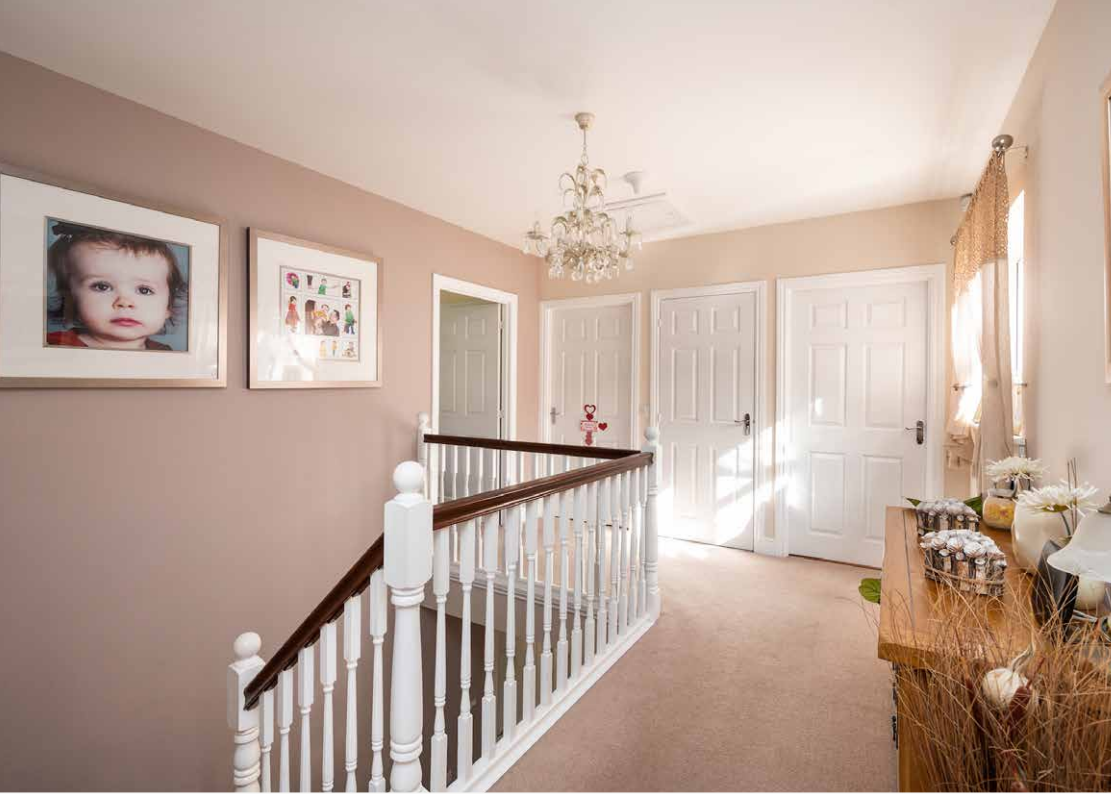
In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

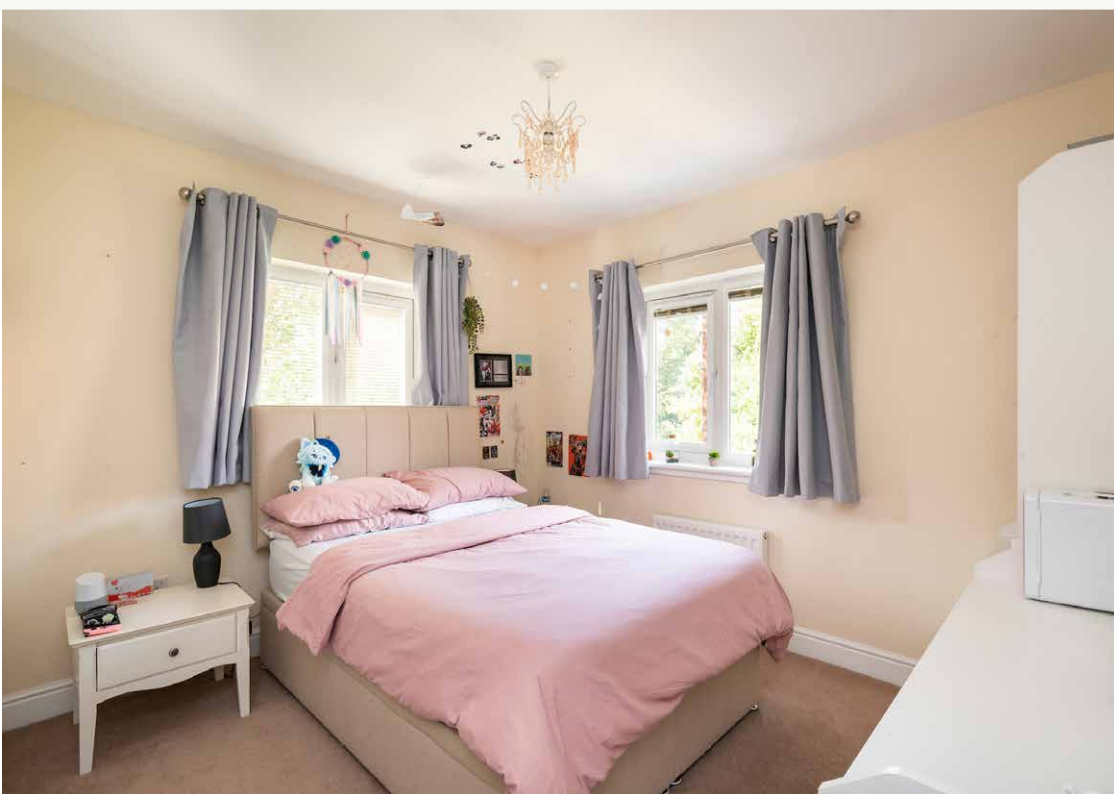
Proof and Source of Funds/Anti Money Laundering

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.

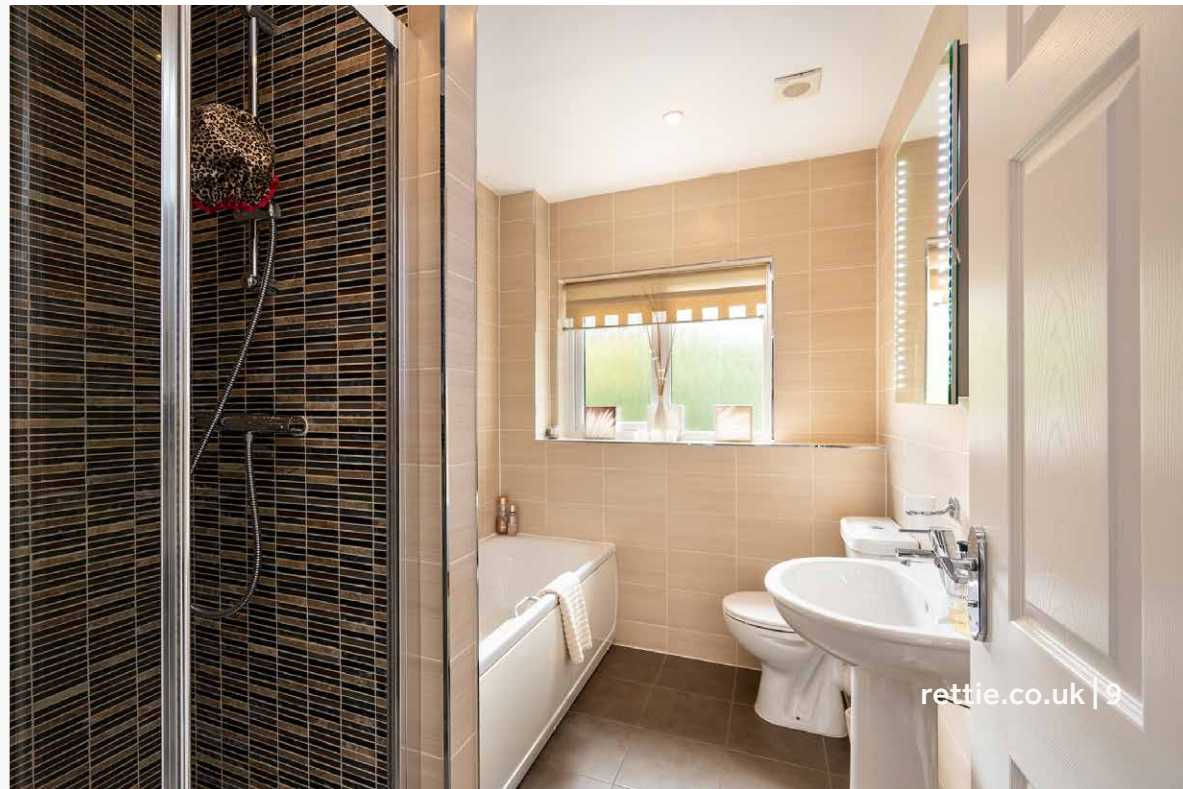
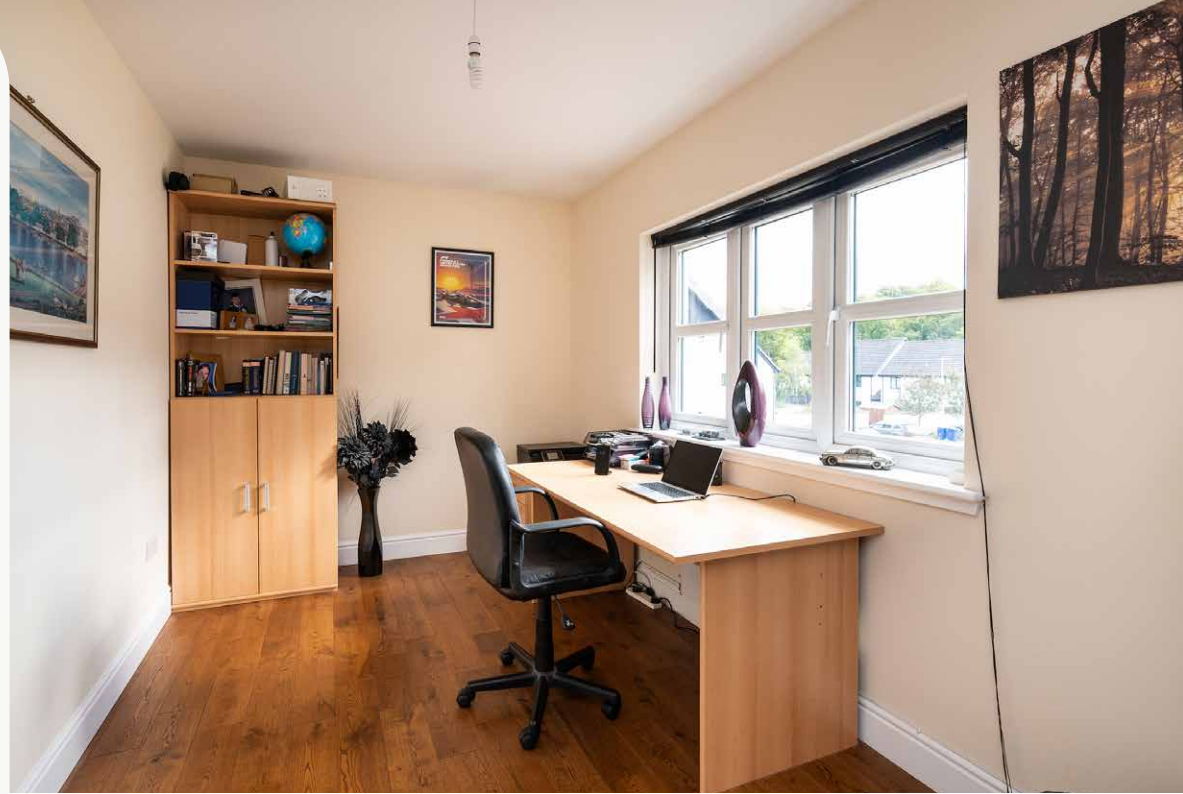
Important Notice

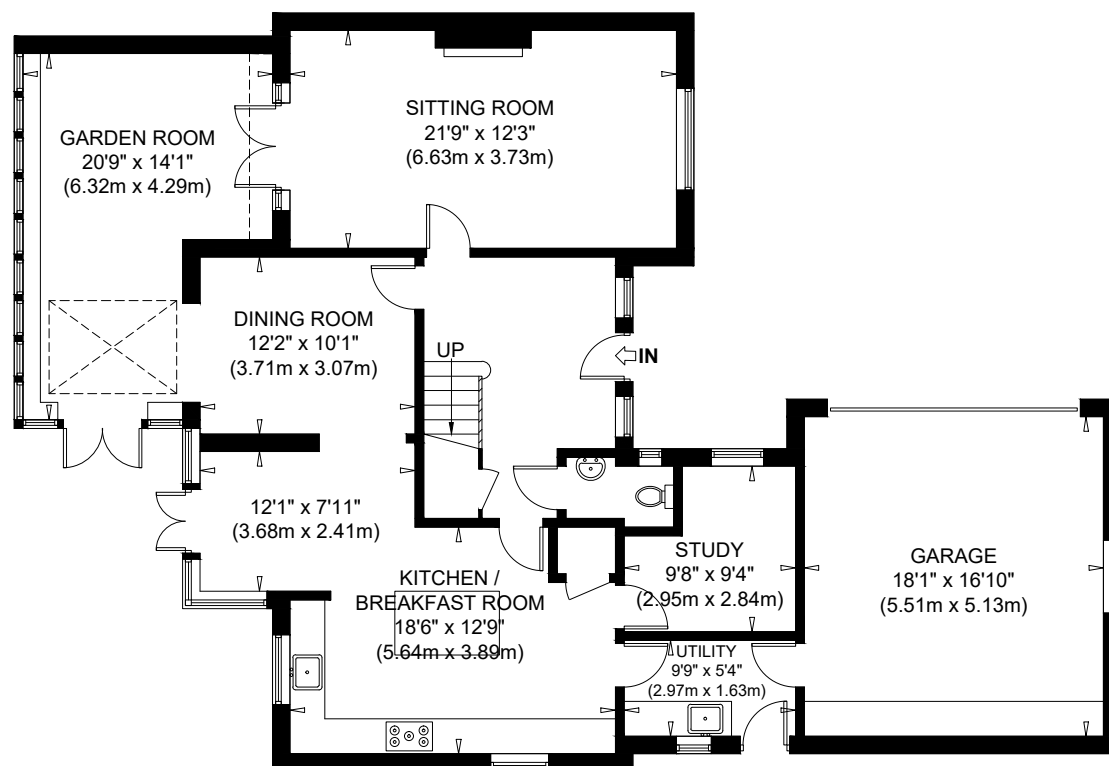
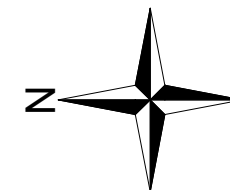
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1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These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

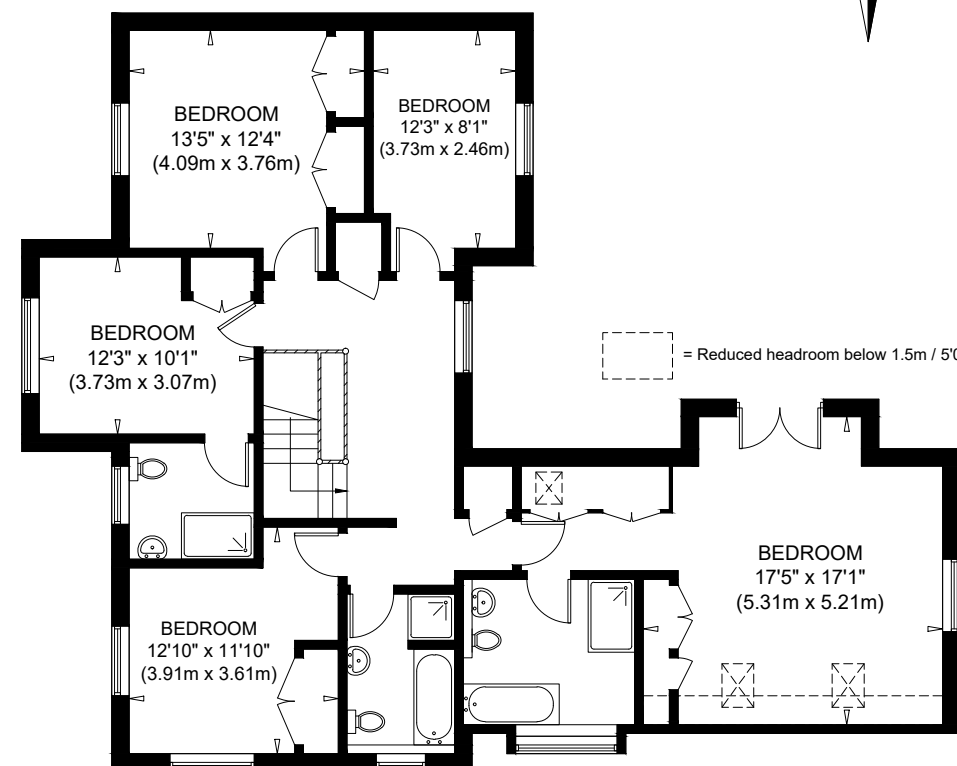
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party 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.





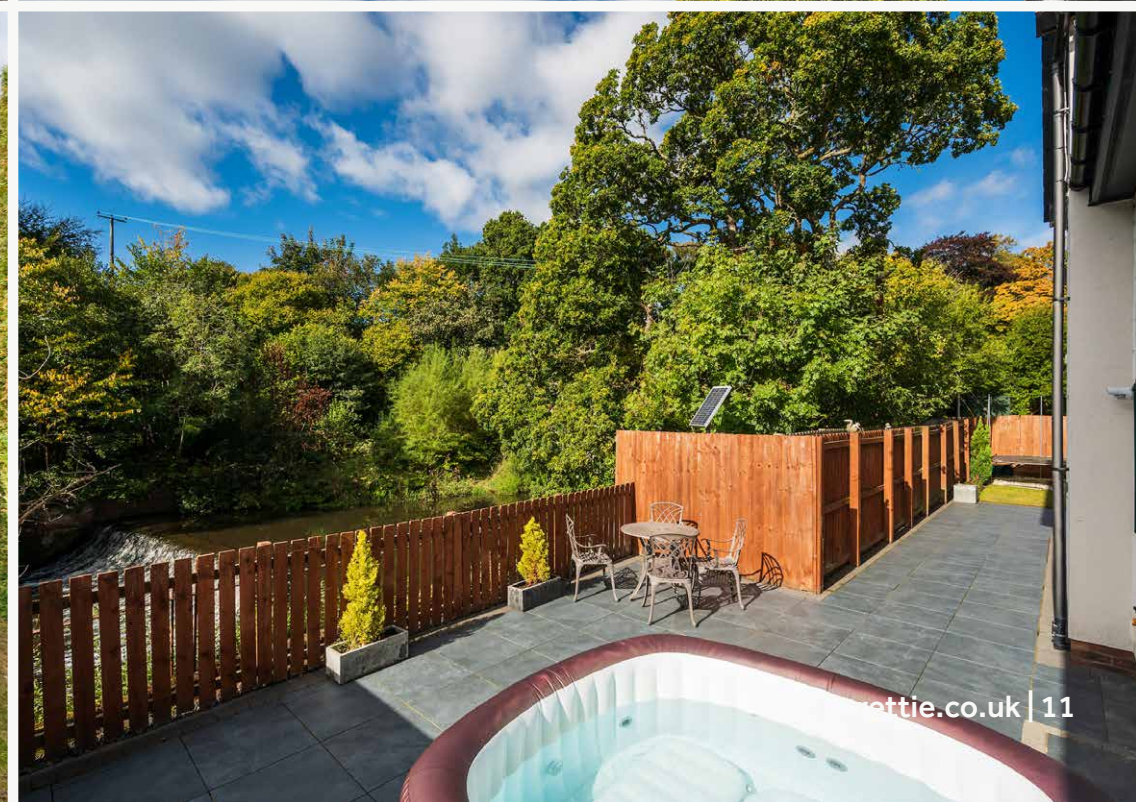
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 150.6 SQ M / 1621 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 118.5 SQ M / 1275 SQ FT

OLD DALMORE GARDENS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 269.1 SQ M / 2896 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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RETTIE

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