



# 1 OLD DALMORE DRIVE

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1 Old Dalmore Drive, Penicuik, EH26 0NG



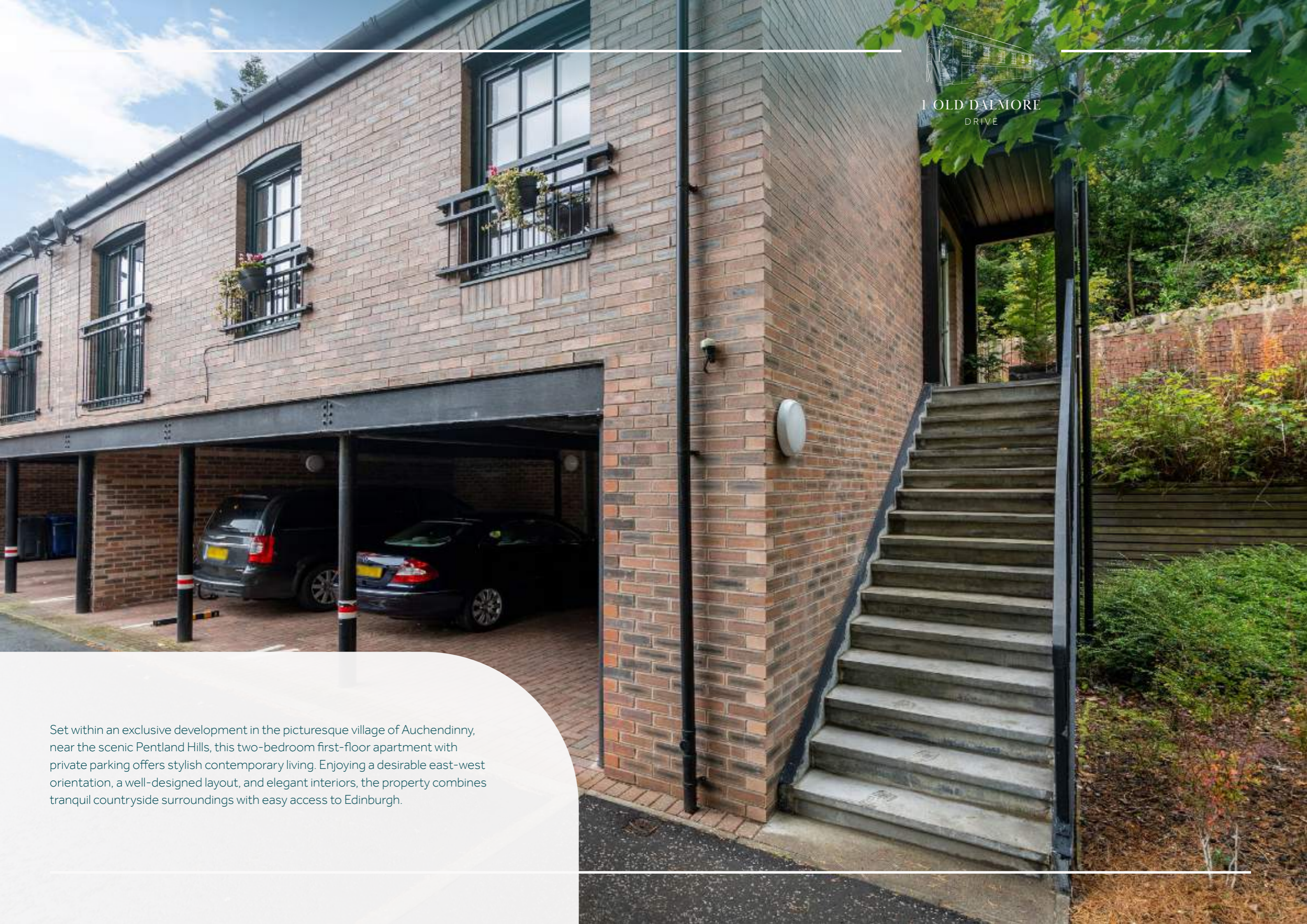
2 BEDROOMS



1 LIVING SPACE

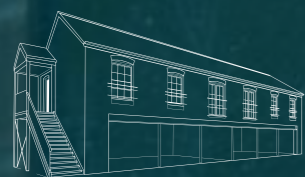


1 BATHROOM

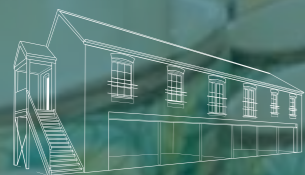


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Set within an exclusive development in the picturesque village of Auchendinny, near the scenic Pentland Hills, this two-bedroom first-floor apartment with private parking offers stylish contemporary living. Enjoying a desirable east-west orientation, a well-designed layout, and elegant interiors, the property combines tranquil countryside surroundings with easy access to Edinburgh.



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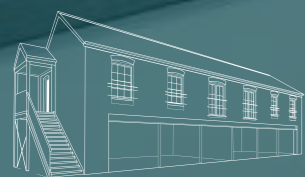
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## PROPERTY DESCRIPTION

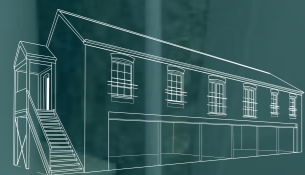
**Occupying the first floor of an exclusive development, this impressive two-bedroom apartment with private parking, is the epitome of stylish contemporary living in a peaceful countryside setting.**

Welcomed by a tastefully decorated hallway equipped with built-in storage, a light-filled and elegant dual-aspect living room and dining kitchen awaits with French doors opening to an east-facing Juliet balcony. Sleek in design, the thoughtfully designed kitchen boasts gloss wall and floor units, illuminated worktops and high-spec integrated appliances that include a gas hob, oven, and extractor hood. Each of the two double bedrooms enjoys an east-facing orientation, with one featuring built-in wardrobes. A well-appointed bathroom with WC, washbasin, and bath with wall-mounted shower completes the layout.

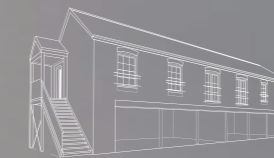




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## SUMMARY OF ACCOMMODATION

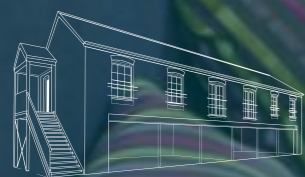
### FIRST FLOOR

Entrance hallway, living room/dining kitchen, two double bedrooms, bathroom.

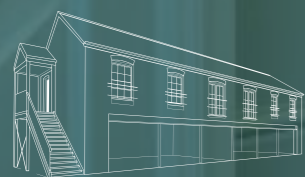
### EXTERIOR

Allocated private parking.





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FLOOR PLANS

APPROX GROSS INTERNAL AREA

538 ft² | 50 m²

PARKING AREA

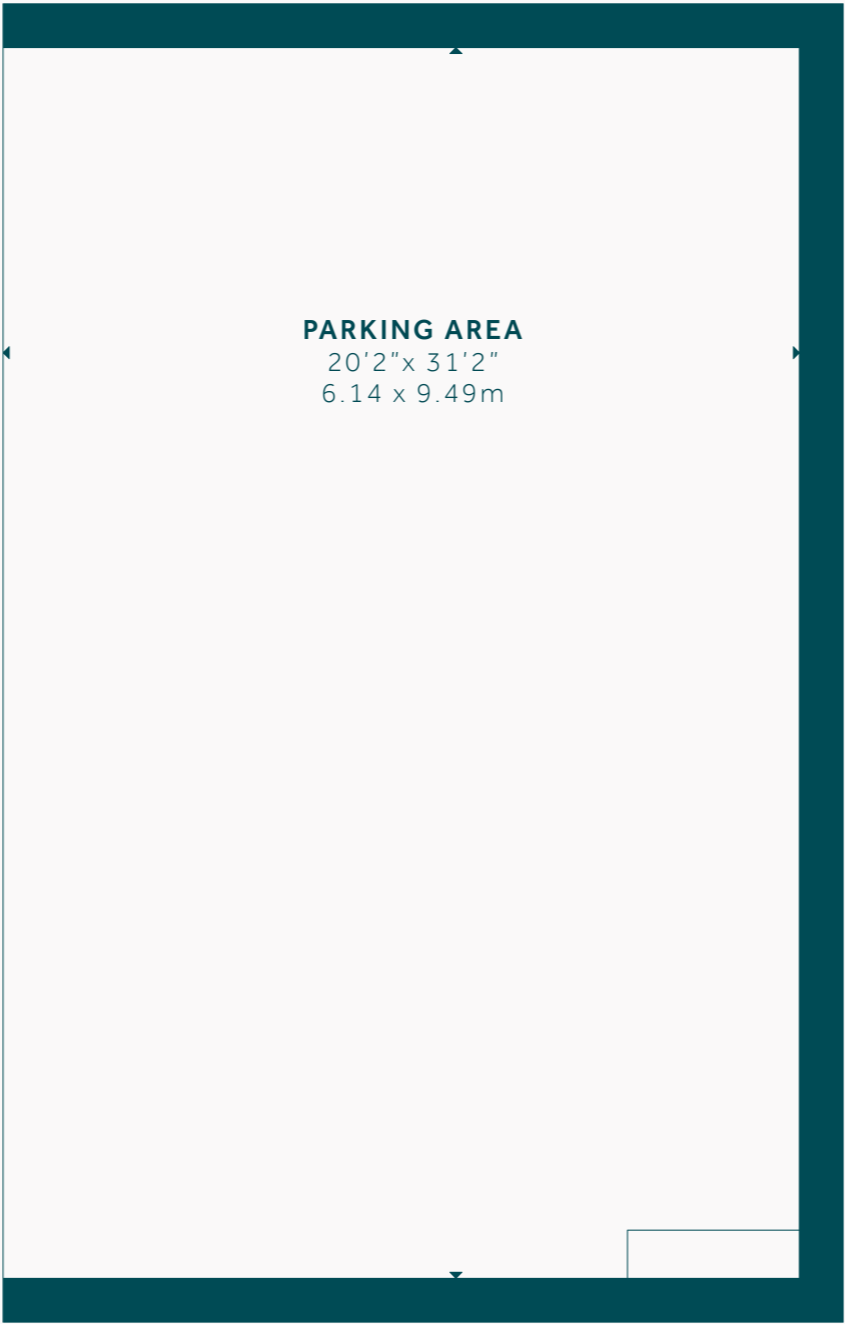
624 ft² | 58 m²

For illustrative purposes only, Not to scale.

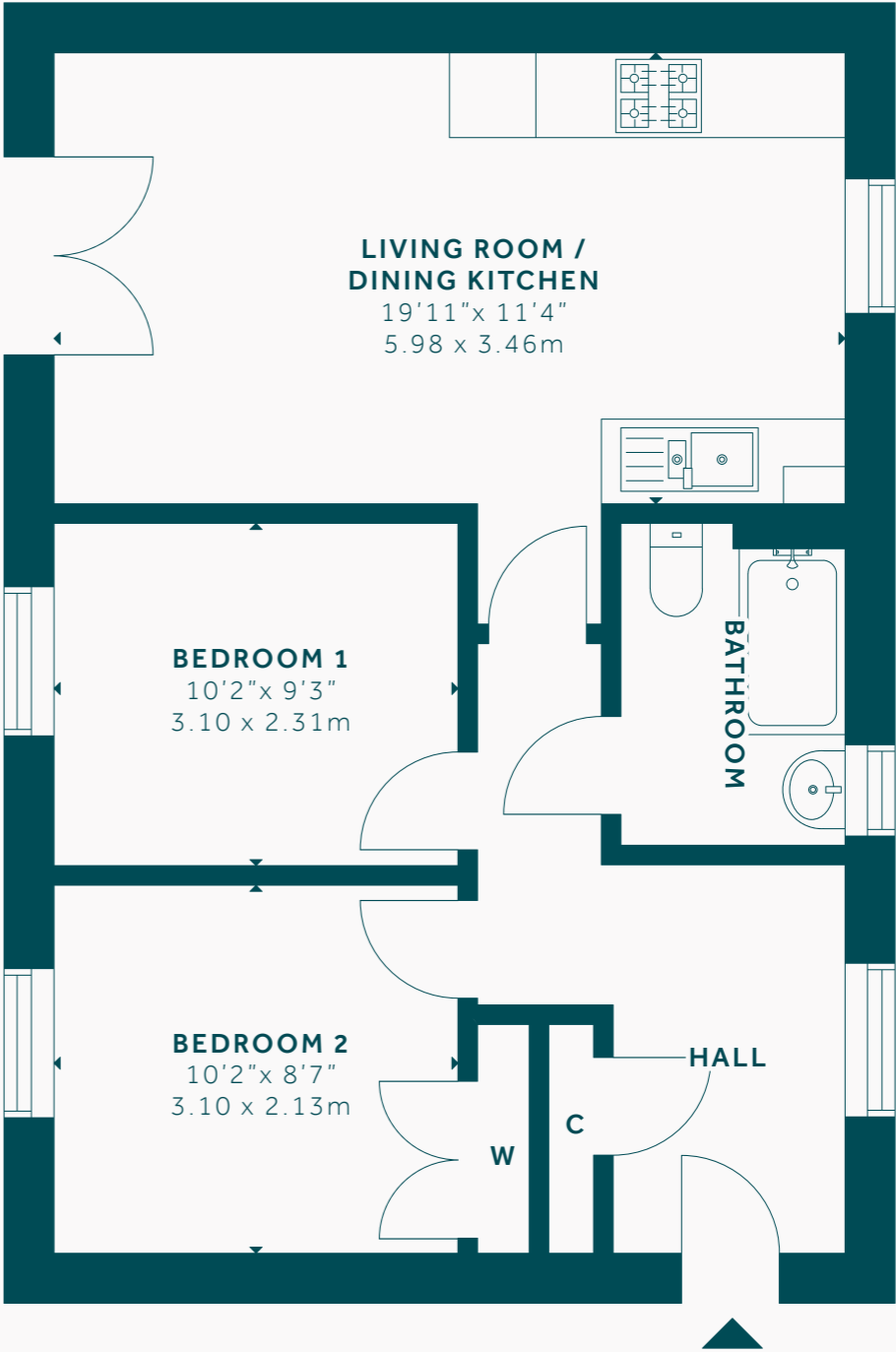
EPC RATING | C



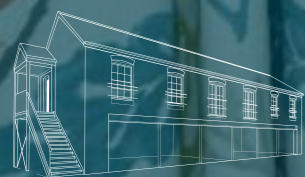
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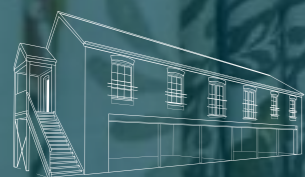
GROUND FLOOR



FIRST FLOOR



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## LOCATION

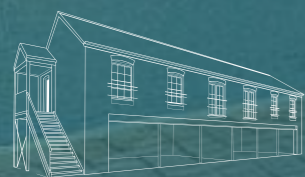
Situated in the charming village of Auchendinny on the outskirts of Penicuik, the property's location offers the perfect balance of countryside living with excellent access to Edinburgh and the surrounding Midlothian area. Set beside the banks of the River North Esk and framed by the Pentland Hills, 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 High School and Merchiston Castle School are also within easy reach.





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## CONTACT

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