



McEwan Fraser Legal

Solicitors & Estate Agents

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20 Old Dalmore Terrace

AUCHENDINNY, PENICUIK, MIDLOTHIAN, EH26 0QD

Penicuik

**A bright and attractive two bedroom top floor flat.
Located in this prestigious and modern development.**

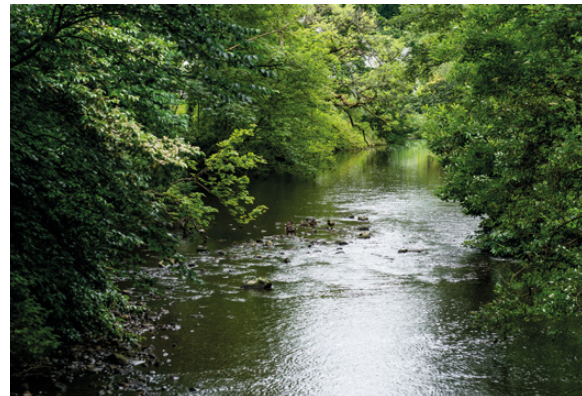
For those who are entirely unfamiliar with this area, Auchendinny is a small Midlothian village ideally located for the commuter with easy access to Edinburgh City Bypass, providing links to Edinburgh Airport and the motorway networks.

It enjoys a semi-rural location with Glencorse Golf Club located close by. A wide range of local amenities can be found in the neighbouring town of Penicuik.

Being a self-contained, independent township, Penicuik is well served with every possible shopping facility, service and amenity. Much of the town centre is pedestrianised, making shopping both pleasant and entirely safe. Apart from the extensive variety of small shopping facilities, there is a branch of Lidl and a Tesco Superstore. And slightly further afield, a ten-minute drive takes you to Straiton Retail Park where you will find a selection of shops including Asda, IKEA, Costco and Sainsburys. The town centre provides a wide choice of building society, banking and Post Office services.

In this same area is the Health Centre, which provides very comprehensive services, including those of a dentist. Throughout Penicuik are a number of Primary and Secondary schools of both denominations. Just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with Library and swimming pool.

Penicuik Leisure Centre - North River Esk - The Old Well in The Town Centre



20

Old Dalmore Terrace

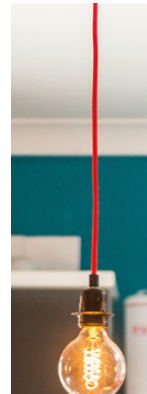
McEwan Fraser Legal are delighted to present this bright attractive top floor flat that occupies a prime position within this prestigious and modern development. The flat is entered from a well-kept communal stairwell via a security entry phone system and benefits from stairs to all floors.

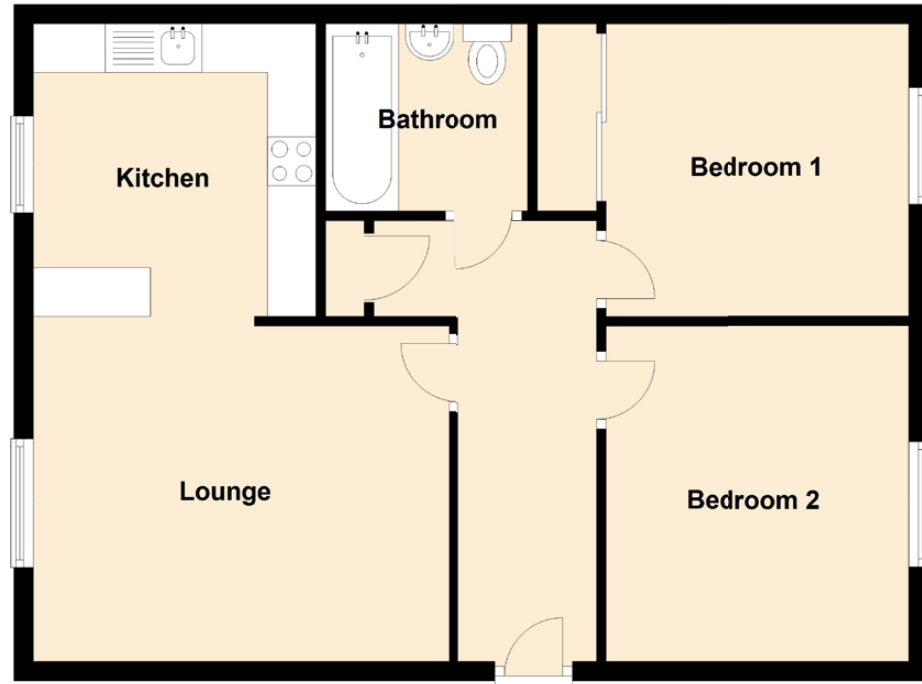
The development itself benefits from attractive, well maintained communal grounds, and this flat enjoys the added benefit of an allocated off-street parking space.

The accommodation briefly comprises of an entrance hallway with good sized storage cupboard, a most impressive living room with dining area which is flooded with light thanks to two large windows to the front. This space is open plan to the well proportioned, fully fitted and integrated kitchen with fridge freezer, oven, dishwasher, hob and hood.

The master bedroom, again has a large window and features built-in wardrobe space, while the second double bedroom provides ample space for free-standing storage units. A modern, partly tiled three-piece bathroom with white suite completes the accommodation.

The heating is a Smart Hive Heating system, recently installed by Scottish gas, coupled with comprehensive double glazed window units, the property ensures a warm yet cost effective living environment.





Property Specifications

Approximate Dimensions
(Taken from the widest point)

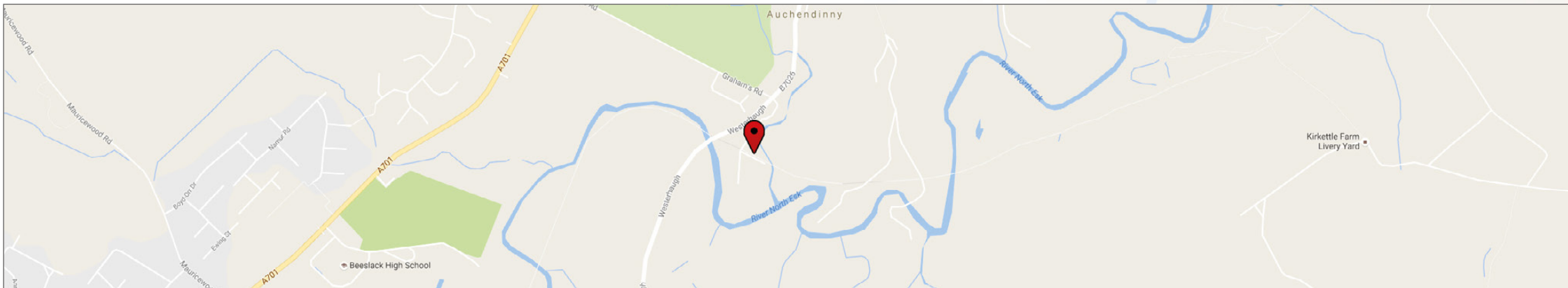
Lounge	4.30m (14'1") x 3.46m (11'4")
Kitchen	3.03m (9'11") x 2.92m (9'7")
Bedroom 1	3.13m (10'3") x 3.02m (9'11")
Bedroom 2	3.47m (11'5") x 3.13m (10'3")
Bathroom	2.10m (6'11") x 1.93m (6'4")

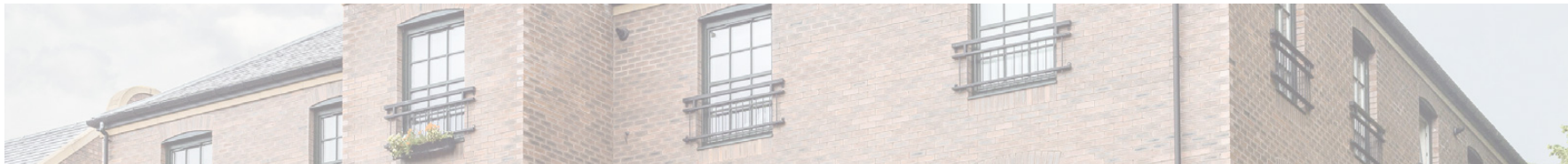
Gross internal floor area (m²) - 60m²

EPC Rating - C

Extras
(Included in the sale)

All fitted carpets and floor coverings, white appliances, curtains/blinds. Other items may be available through separate negotiation.





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Part
Exchange
Available

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Text and description
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Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
BEN DAYKIN
Designer