



15 Old Dalmore Path, Auchendinny, Penicuik, Midlothian, EH26 0NF

Immaculately Presented, Two-Bedroom, Second (Top) Floor, Corner Aspect Apartment

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Property Description

Immaculately presented, two-bedroom, second (top) floor, corner-aspect apartment, with an allocated parking space, in a quiet and leafy rural setting. Located in a luxury residential development within the manicured grounds of a former paper mill, in Auchendinny, Penicuik, in Midlothian.

Comprises an entrance hall, living/dining/kitchen, two double bedrooms, an en-suite shower room, and a family bathroom.

Highlights include a modern integrated kitchen, a stylish bathroom, continuous flooring, and contemporary lighting. In addition, there is good storage including a loft space, timber-framed double glazing, gas central heating, and a secure entry system.

This riverside development has been sympathetically designed, nestled amongst woodland, with an allocated space in the residents' car park, visitor parking and highly maintained landscaped grounds.

A welcoming entrance hall with a useful storage cupboard sets the tone for the rest of the property, leading through to a stunning open-plan living, dining, and kitchen area. Benefiting from a desirable corner aspect, this generous, bright and airy space is enhanced by wood-effect flooring, tasteful décor, a wall-mounted TV point, and a contemporary light fitting over the dining area.

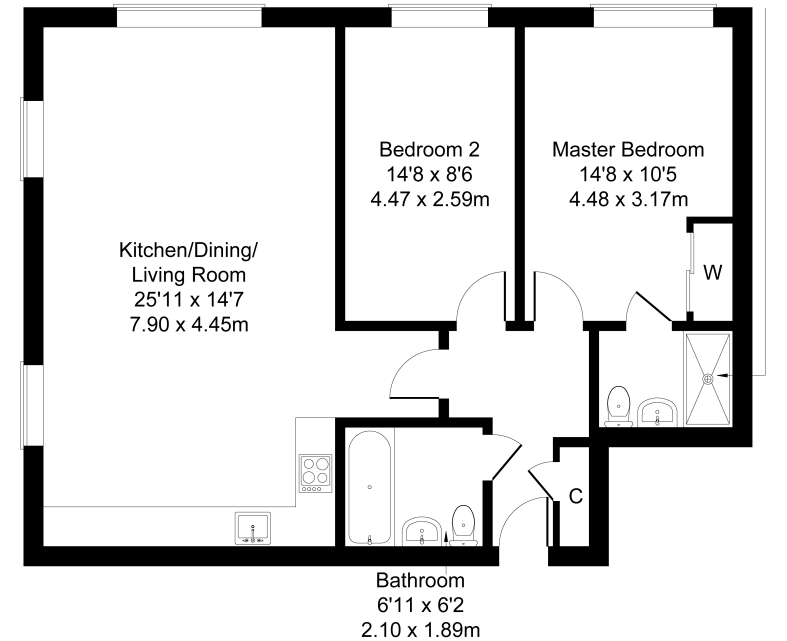
A spacious master bedroom includes a feature panelled wall, pendant bedside light fittings, spotlights, a built-in wardrobe and an en-suite shower room. A further well-finished double bedroom is set adjacent, with plenty of space for freestanding furniture. Completing the accommodation, a stylish family-sized bathroom is fitted with a three-piece suite including a shower over the bath, tiled splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (850 sq ft - 79 sq m.)

En-suite
6'8 x 4'10
2.04 x 1.47m



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Auchendinny is a small village set in a pleasant rural location, just a short drive from the Edinburgh Bypass and ideally positioned for commuters. The nearby town of Penicuik offers a wide range of amenities, including local shops, Tesco and Lidl supermarkets, banking and postal services, and a growing selection of restaurants, pubs, and cafés. The area benefits from well-regarded schools at all levels, along with a modern library and a refurbished leisure centre featuring a gym and

swimming pool. Situated between the Pentland Hills and the River North Esk, the surrounding countryside supports a variety of outdoor pursuits such as walking, climbing, cycling, golf, and year-round skiing at the enhanced Hillend dry-slope facility. As of 2025, transport links remain excellent, with the A701 providing direct routes north and south, and a reliable X70 bus service offering regular connections to Edinburgh city centre and nearby destinations.





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