



## 12 Old Dalmore Terrace, Auchendinny, Penicuik, Midlothian, EH26 0QD

Beautifully Presented, One-Bedroom, First-Floor Flat with Allocated Parking Space

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

éspc rightmove<sup>®</sup> find your happy Zoopla



# Property Description

Beautifully presented, one-bedroom, first-floor dual-aspect flat with an allocated parking space, with a quiet and leafy rural setting. Located in a luxury residential development within the grounds of a former Paper Mill, in Auchendinny, Penicuik, in Midlothian.

Comprises an entrance hall, an open-plan living/dining/kitchen, a double bedroom, and a bathroom.

This riverside development has been sympathetically designed, nestled amongst woodland, ample visitors' parking and well-maintained communal courtyards.

Highlights include a modern kitchen and bathroom, generous room sizes and public spaces, timber-framed double glazing, and gas central heating. In addition, there is good integrated storage, a secure entry system and an allocated space in the residents' car park to the rear.

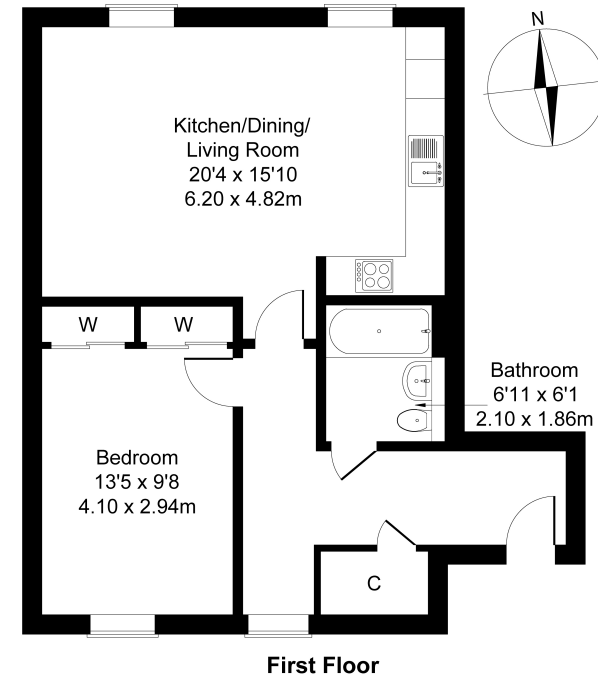
A spacious, welcoming entrance hall affords access throughout the property, including a large, convenient storage cupboard, and features carpeted flooring, a rear-facing window, and superb space for both outerwear and a study/office space. Set to the front, a generous open-plan living/dining room and kitchen features carpeted flooring for the lounge area, with a pendant light fitting, while to one side, the kitchen has wood-effect flooring and a spotlight cluster light. Modern fitted units include stone-effect worktops with matching upstands, a sink with a drainer, and an integrated oven and hob.

To the rear, a good-sized double bedroom is tastefully finished with neutral decor, carpeted flooring, and two built-in wardrobes, while enjoying a southerly-facing aspect that floods the room with natural light. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over the bath.



## 12 Old Dalmore Terrace, Auchendinny, EH26 0QD

Approximate Gross Internal Area: (635 sq ft - 59 sq m.)



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 charming village enjoying a peaceful rural setting, just a short drive from the Edinburgh City Bypass, making it an ideal location for commuters. The nearby town of Penicuik provides a wide range of amenities, including supermarkets such as Tesco and Lidl, a variety of local shops, banking and postal services, and an excellent choice of cafes, restaurants, and pubs. Families are well-served by reputable local schools, and the area also benefits from a library and a





modern leisure centre with a gym and swimming pool. Nestled between the scenic Pentland Hills and the River North Esk, the surrounding countryside offers ample opportunities for outdoor activities such as walking, cycling, climbing, and golf. The Hillend dry-ski slope is also nearby for year-round skiing. Convenient transport links include the A701 and a regular X70 bus service providing easy access to Edinburgh and other nearby locations.







## Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

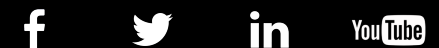
6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.