



10 Old Dalmore Terrace, Auchendinny, Penicuik, Midlothian, , EH26 0QD

Beautifully Presented and Spacious, This Two-Bedroom, First-Floor Corner-Aspect Apartment

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Property Description

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

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

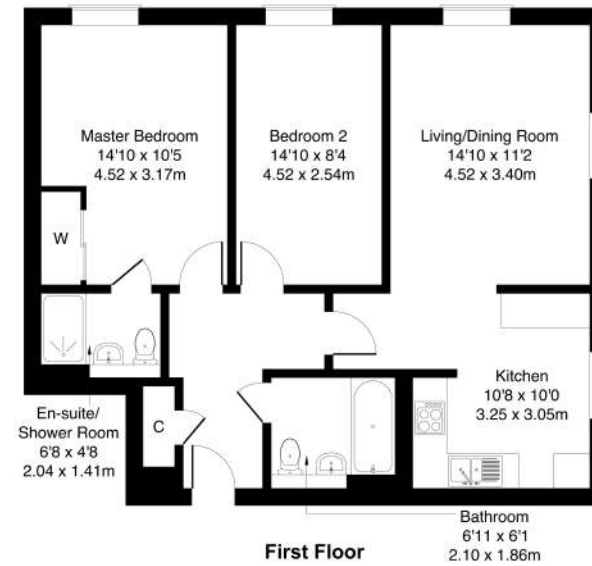
This desirable riverside development has been sympathetically designed, nestled amongst woodland, ample visitors' parking and well-maintained communal courtyards. Highlights include a generous fitted kitchen with appliances, modern bathrooms, and timber-framed double glazing with leafy views. and gas central heating.

In addition, there is good integrated storage and gas central heating. A secure entry system and an allocated space in the residents' car park to the rear.

An entrance welcomes you into the property, leading through to the semi-open-plan living room and kitchen area. This space has been finished with contemporary carpeted flooring, complemented by light and tasteful décor throughout. The living room further benefits from two windows, allowing plenty of natural light to fill the space. The kitchen has been completed with fitted worktops and matching upstands, a tiled-effect splashback, stainless steel sink with drainer, as well as an integrated oven and gas hob with canopy above, along with further space for additional appliances.

Bedrooms one and two are both finished with neutral décor and benefit from matching carpeted flooring extending from the hallway, creating a warm and comfortable environment. The master bedroom further benefits from an en-suite shower room for added convenience, as well as a built-in wardrobe providing useful storage. Completing the property is the bathroom, which comprises a three-piece suite with a shower over the bath.

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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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