



72 Gibraltar Gardens, Dalkeith, Midlothian, EH22 1EJ

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McDougall McQueen present to the market this bright and spacious two bedroom upper villa offering good sized, walk-in condition accommodation with a private rear garden area. The property boasts a pleasant outlook and a convenient setting for easy access to the bustling high street amenities and great transport links within the popular town of Dalkeith. The property offers excellent modern day living, a fabulous opportunity for the first time buyer or investor. Presented to the market in good order throughout we would recommend an early viewing.

- Welcoming reception hallway.
- Front facing living room, door accesses the kitchen.
- Fully fitted kitchen with a range of wall and base units along with integrated oven, hob and extractor.
- Double bedroom front facing with twin windows and ample space for free standing furniture.
- Further double bedroom rear facing.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double Glazing.
- Shared side access.
- Private area of the rear garden with garden shed.
- Unrestricted on street parking.

Location

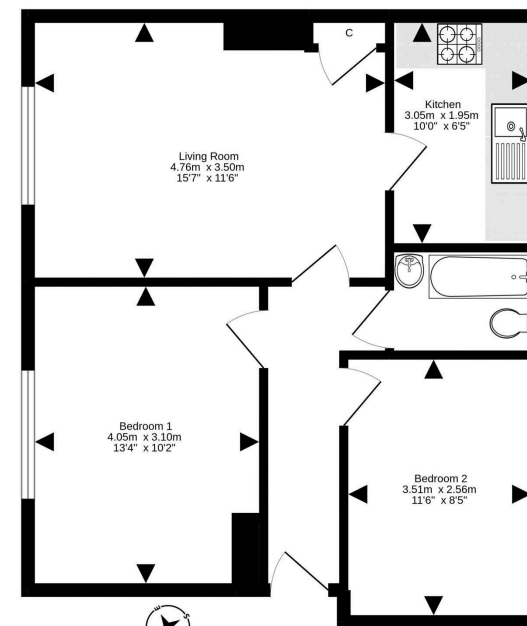
The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand, including a 24 hour Tesco store at Hardengreen, whilst further shopping is available in nearby Bonnyrigg. The immediate vicinity lends itself to restful country walks, including within Dalkeith Country Park, and there is a choice of golf courses. An efficient public transport network is on hand, which operates to other areas and the Borders Railway link has a station at nearby Eskbank.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D

Ground Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix i2022



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

