



17b College Medway

Eskbank, Dalkeith, Midlothian, EH22 3FS

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17b College Medway

Quietly situated within walking distance of Dalkeith town centre and Eskbank train station, this appealing two-bedroom flat lies on the ground floor of an attractive development with communal garden grounds and allocated parking. The flat is immaculately presented with neutral interiors and includes a bathroom with a shower-over-bath, a handy utility room, good built-in storage, and a bright, open-plan living area, with a stylish integrated kitchen and space for dining and relaxation.

Extras: All fitted floor coverings, window coverings, and light fittings will be included in the sale (TBC)

Features

- Quiet, well-connected location
- Attractive modern development
- Ground-floor flat with neutral décor
- Entrance hall with storage
- Bright, open-plan living room & integrated dining kitchen
- 2 Double bedrooms with fitted mirrored wardrobes
- Tastefully-tiled bathroom with shower-over-bath
- Handy utility room
- Communal garden grounds
- Allocated parking
- GCH & DG
- EPC Rating - **TBC**



“...Bright, open-plan living room
& integrated dining kitchen...”







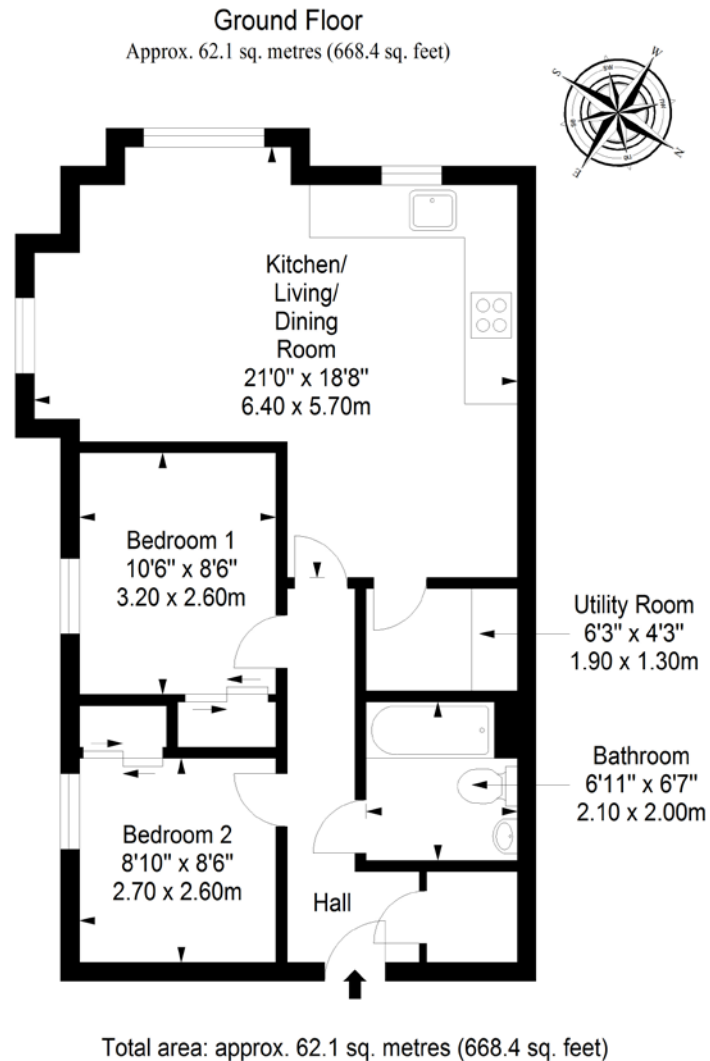
“...Two double bedrooms with fitted mirrored wardrobes and a tastefully-tiled bathroom with shower-over-bath...”







Floorplan



LEGAL OFFICE: 89-91 Morrison Street, Edinburgh, EH3 8BU

0131 337 7771

www.clancys-solicitors.co.uk

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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