



32 Wilson Avenue, Dalkeith, Midlothian, EH22 2DS

www.mcdougallmcqueen.co.uk



A fabulous opportunity for first time buyers and families alike McDougall McQueen present to the market this well-proportioned two bedroom End Terraced property arranged over two levels with the addition of a shared driveway and single garage along with lovely gardens to the front and to the rear. The property is ideally located in an established popular residential area within the Midlothian town of Dalkeith, conveniently close to a host of local amenities and schooling along with excellent transport links. Presented to the market in good order throughout, we would recommend an early viewing

- Entrance hallway.
- Spacious front facing living room with a feature fireplace with electric fire inset.
- Breakfasting kitchen equipped a range of wall and base units along with integrated oven, hob and extractor, large storage cupboard, door accesses the rear garden.
- Upper landing, hatch gives access to the floored attic via a pull down ladder, the combi boiler is in the attic.
- Front facing double bedroom with built in storage along

- with a useful storage cupboard.
- Double bedroom rear facing with built in wardrobe storage.
- Bathroom is presented as a wet room, comprising WC, wash hand basin and walk in shower.
- Gas central heating.
- Double glazing.
- Single garage with shared driveway.
- Private gardens to the front and rear.



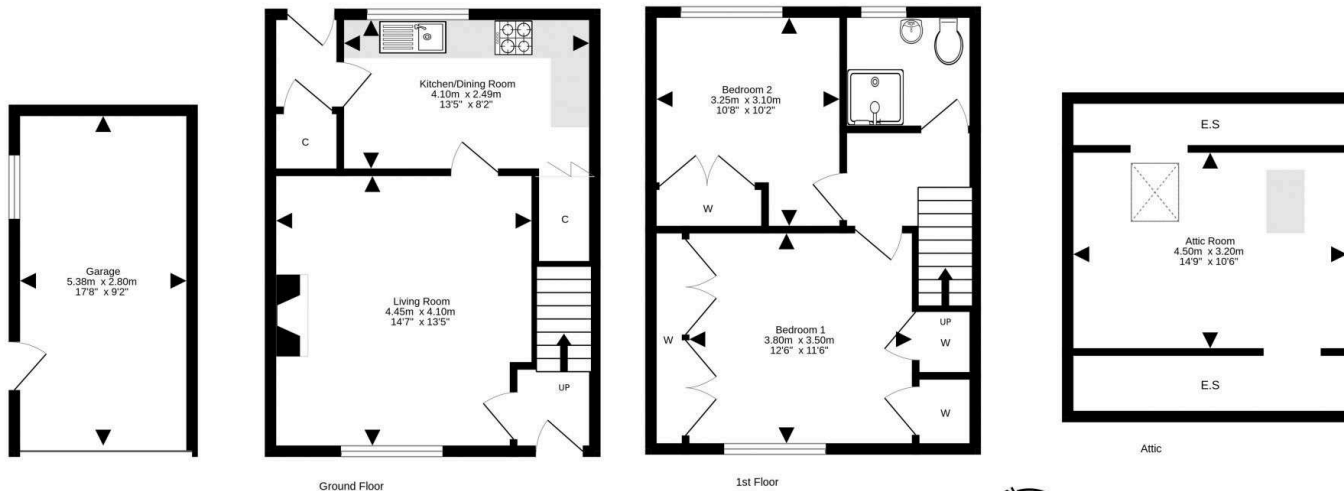
Location

The property is located in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned, being in the town centre, to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, and the usual range of banks, building societies and post office. Leisure facilities include several bars, restaurants and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park is close by and the surrounding countryside will undoubtedly afford hours of pleasure. Schooling is well catered for from nursery to senior level. An efficient public transport network operates throughout Dalkeith and further afield and the city by-pass provides easy access to the surrounding areas of Edinburgh and other motorway networks.

Price & Viewing

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

EPC Band - C



Ground Floor

1st Floor

Attic



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.
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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.

