



# 9 LOTHIAN ROAD

DALKEITH, MIDLOTHIAN, EH22 3AA



1 PUBLIC



2 BED



1 BATH

0131 622 2626 | [property@vmh.co.uk](mailto:property@vmh.co.uk)



VMH SOLICITORS



# 9

## LOTHIAN ROAD

Set within an established building close to the heart of Dalkeith, this upper flat represents an ideal opportunity for first-time buyers, professionals, couples, young families, and rental investors alike, and offers two bedrooms, a spacious, sunny reception room, a kitchen, and a bathroom, as well as access to private residents' parking. As well as lying close to the town centre's amenities, the flat is enviably situated within easy reach of green spaces and riverside walking routes.

### Features

- Upper flat in Dalkeith
- Secure shared entrance
- Hall with built-in storage
- Southwest-facing living/dining room
- Sunny kitchen
- Two double bedrooms
- Bathroom with shower-over-bath
- Private residents' parking
- Gas central heating
- Double-glazed windows



EPC Rating - C

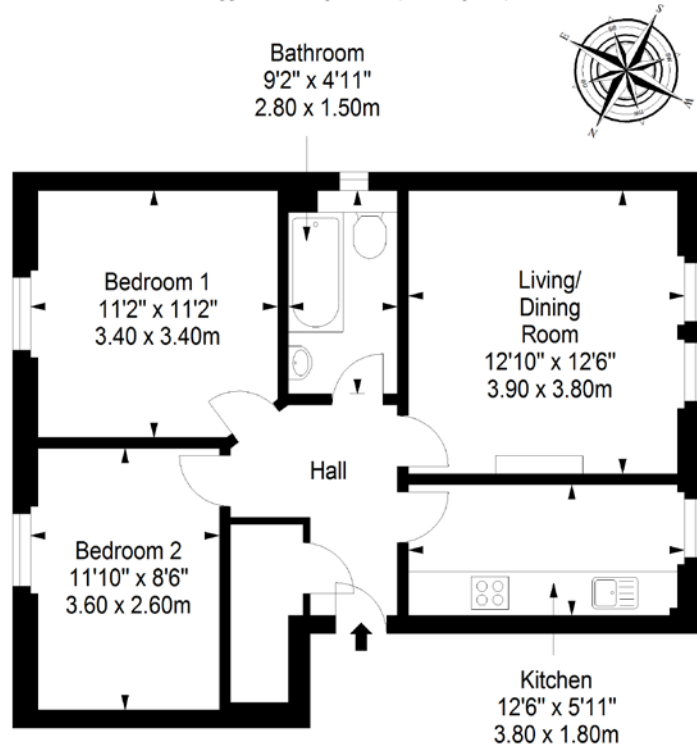
Home Report Value -£140,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: all fitted floor coverings, window coverings, and light fittings will be included in the sale, as well as a fridge, a freezer, a cooker, and a washing machine.

First Floor  
Approx. 57.3 sq. metres (616.8 sq. feet)



Total area: approx. 57.3 sq. metres (616.8 sq. feet)



VMH SOLICITORS

[WWW.VMH.CO.UK](http://WWW.VMH.CO.UK)

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: [property@vmh.co.uk](mailto:property@vmh.co.uk)

DX: 552210, Edinburgh 68



CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.