

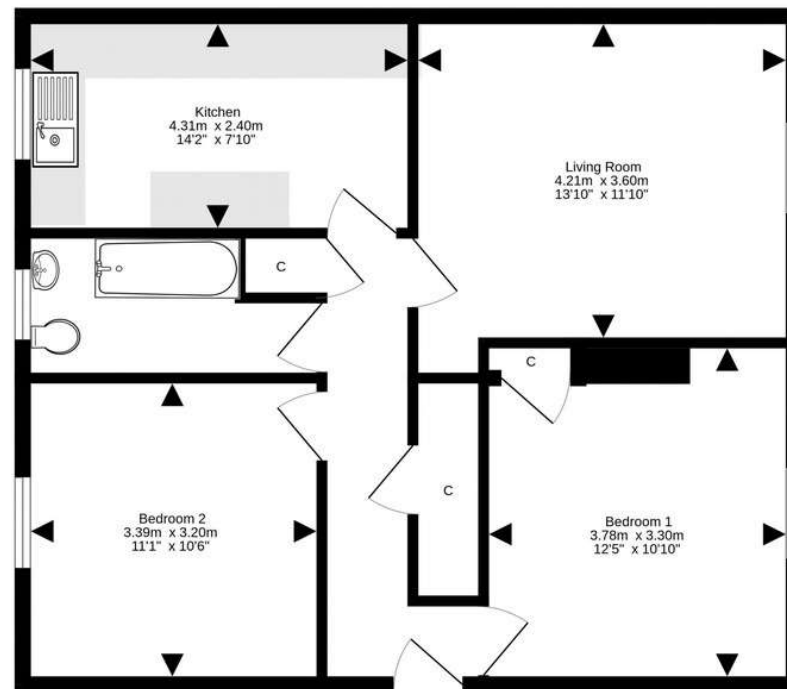


3 Bruce Gardens, Dalkeith, Midlothian, EH22 2LD

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Property investment opportunity or ideal first-time purchase. McDougall McQueen are proud to present to the market this two-bedroom first floor flat, set within a popular residential area of Dalkeith, Midlothian. The property is close to all schooling, local amenities and bus routes sitting back from the A68. It is ideal for first time buyers and investors alike. Presented in good clean condition throughout the property benefits from double glazing, electric heating, clothes drying room on the landing, a store cupboard on the ground floor, communal garden grounds and residents parking.

- Popular residential location close to all amenities
- Communal entry
- Hallway with two store cupboards
- Living room with rear facing window and built-in storage
- Kitchen with window to the front, a range of base and wall units, breakfast bar and washing machine
- Bedroom one with rear facing window, built-in storage and free-standing wardrobes
- Bedroom two with front facing window
- Family bathroom with three-piece white suite, electric shower over the bath, shower screen, wc and sink
- Double glazing and electric heating
- First floor landing drying room and ground floor store cupboard
- Residents parking and communal garden grounds



## 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 in an ideal location to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, Lidl, Aldi, and the usual range of banks, building societies and post office facilities. Leisure wise the choice is excellent and includes several bars, restaurants and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park and numerous golf courses are 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. The Borders and Edinburgh rail link also has many stations nearby providing easy access to Edinburgh city centre within 20 minutes.

## EPC Band - C



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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.

