



88 Saint Andrew Street, Dalkeith, Midlothian, EH22 1BS

www.mcdougallmcqueen.co.uk



This is an ideal first-time purchase, investment or downsize opportunity. McDougall McQueen are delighted to present to the market this two-bedroom main door ground floor flat, forming part of four in a block of similar properties, set within a popular residential area of Dalkeith. The property is close to all local amenities and bus routes sitting just behind Dalkeith's High Street. Presented in good clean condition throughout the property has main front and rear door entry, private front and rear gardens, communal drying green, and ample on-street parking (although provision has been made for a driveway.)

- Popular residential location close to all amenities
- Ground floor main front and rear door entry
- Hallway with store cupboard
- Living room with front facing windows, fireplace, and open shelved storage
- Fitted kitchen with window and door to the rear, a range of base and wall units, ceramic hob, oven, integrated fridge freezer, dishwasher, washing machine and a cupboard housing the gas boiler
- Bedroom one with front facing window and built-in

wardrobes

- Bedroom two with rear facing window
- Family bathroom with three-piece white suite, shower over the bath, shower screen, wc and sink
- Single glazing and gas central heating
- Private garden grounds to the front and rear with communal drying green
- Ample on-street parking with provision for a driveway given planning and consents



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.

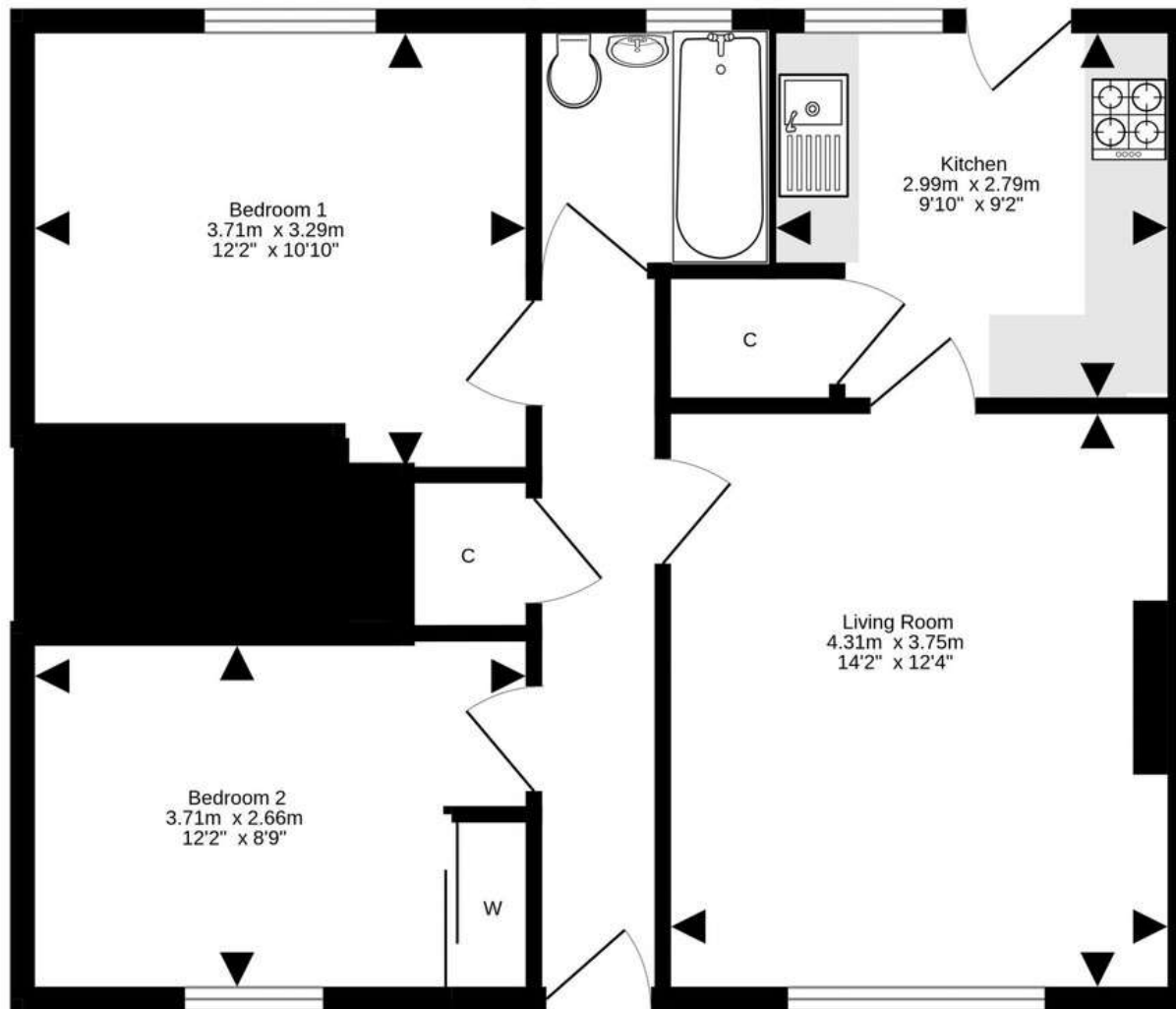
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances and remaining free-standing white goods. Other items may be available by negotiation. No warranty applies to any integrated appliance, free standing white goods or any other movable items included in the sale.

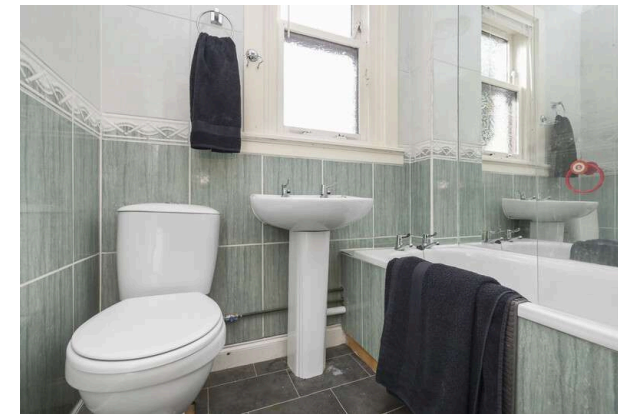
Price & Viewing

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

EPC Band - C



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.

