

30 Bowmans View Dalkeith, EH22 1EZ

OFFERS OVER £130,000



drummondmiller



- Well maintained one bed retirement flat
- Entrance hall with large storage cupboard
- Bright living room leading through to kitchen
- Spacious double bedroom with built in storage space
- Shower room
- Residents lounge
- Close to local amenities
- Residents parking
- EPC C

Description

This very well maintained topmost flat (accessed by lift and stairs) forms part of a desirable retirement development of only 37 flats purpose-built by McCarthy & Stone in 2007. The property is positioned on the second floor and has a practical layout (49 sqm) which has been carefully considered to suit the needs of a mature purchaser. There is entrance foyer offering a large storage cupboard and entryphone handset. Its bright living room has space for a small dining table whilst double doors open to the separate fitted kitchen with window and built-in appliances. The bedroom is a double and includes built-in storage. The original bathroom has been transformed into a modern shower room with a wide step-in shower.

A 24-hour Careline alarm system serves the flat having strategically positioned pull cords throughout. Modern electric heating is complemented by timber double glazed windows.

This retirement complex requires new residents to be a minimum of 60 years of age or, in the case of a couple, one can be 55 years of age or above. There is a secure entry system, guest lounge, kitchen, laundry room and guest suite. First Port manage the development and provide non-residential management staff (part time) for the smooth running of the complex and who also help organise social activities including film nights etc. The approximate monthly management cost is £200.00 which includes the Building's Insurance and communal contribution repair fund.

The building has an attractive and elegant stone-faced elevation and there is a courtyard for residents' parking and landscaped gardens for the benefit of the residents.





Central Heating

Electric heating.

Garden and Parking

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Location

This central location is right in the very centre of Dalkeith and only 100 yards from a bus stop and shop. Also within a few minutes walk is a GP, post office and the main shopping centre. There are numerous amenities including two large supermarkets, a country park and riverside walks. Very ready access is gained to the City Bypass and Edinburgh City Centre (8 miles).

Valuation

The property has been valued at £140,000 and the Home Report is available from the ESPC website.

EPC and Council Tax

The property has a C rated Energy performance Certificate and lies in Council Tax band B.

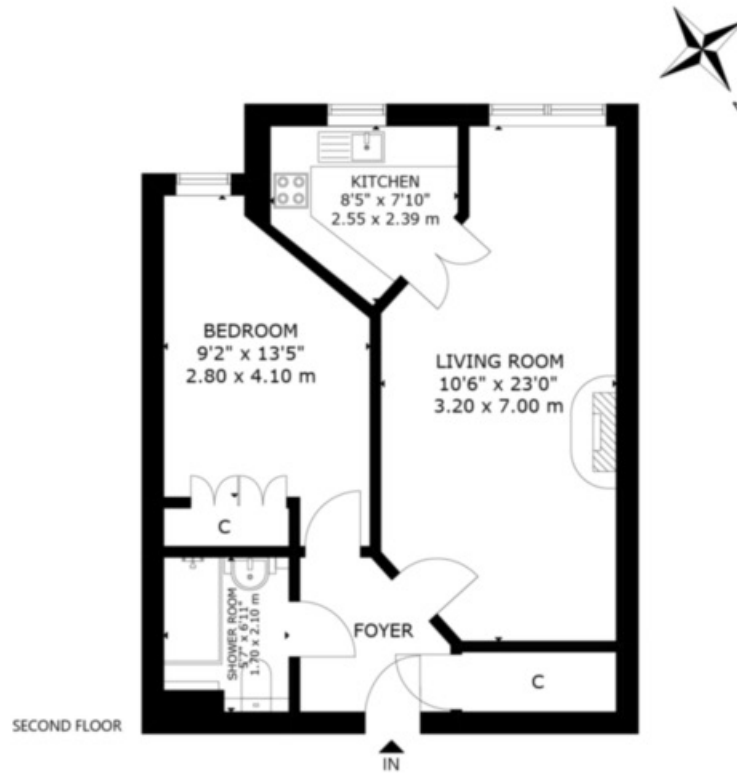
Extras

The cooker, extractor hood, fridge freezer, blinds and carpets are included in the sale price.

Viewing

To view telephone Agents 0131 229 3399 (or 07595 820611 out with office hours).





30 BOWMANS VIEW, DALKEITH, EH22 1EZ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 512 SQ FT / 48 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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