



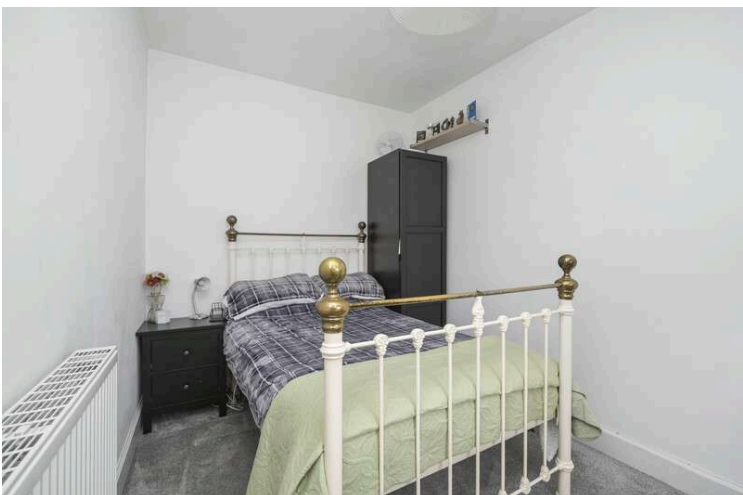
2 Tait Street, Dalkeith, Midlothian, EH22 1AT

www.mcdougallmcqueen.co.uk



Very few opportunities to purchase this style of property with this space so close to the High Street. McDougall McQueen are delighted to present to the market this wonderfully spacious double upper flat situated in a town centre location overlooking the bustling and lively town of Dalkeith. Offering its own main door entrance, and four bedrooms over two levels this property will suit a host of potential purchasers, and offers excellent value for money given the space on offer. Ideally placed to take advantage of all the transport links, schooling, and local shopping Dalkeith has to offer. Ideal for professional couples, those with young families, and investors.

- Great location in the heart of the town overlooking Dalkeith High Street
- Main door entrance with stairs to the first floor
- Modern contemporary living with ample storage throughout
- Hallway landing filled with natural light
- Spacious living room with dual aspect windows, feature fire and fire surround
- Gorgeous modern fitted dining kitchen with twin front facing windows, a range of white handleless units, pantry store cupboard, ceramic hob, oven, extractor, integrated fridge freezer and integrated dishwasher
- Utility cupboard plumbed for a washing machine
- Double bedroom four with window to the side, and built-in storage with boiler
- Spacious main double bedroom with twin front facing windows
- Double bedroom two with side facing window
- Double bedroom three with window to the side and a lovely ornate fireplace
- Lovely family bathroom with raindrop shower and attachment over the bath. Shower screen, wc, sink with vanity, wall mount mirrored vanity storage unit with light and a towel radiator
- Gas central heating with sash and case single glazing
- Ample on-street parking



Location

The property is 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.

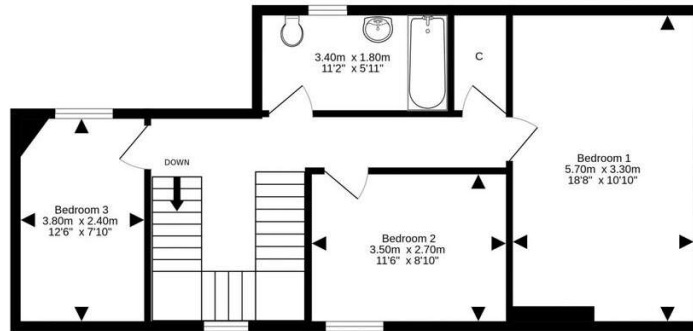
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and integrated appliances. All integrated appliances, free-standing white goods and any other movable items included in the sale are not warranted by the seller and are deemed sold as seen. Other items may be available by negotiation.

Price & Viewing

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

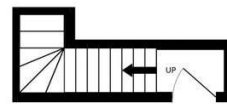
EPC Band - D



2nd Floor



1st Floor



Ground Floor



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.

