



36 Bowmans View, Dalkeith, Midlothian, EH22 1EZ

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



A fabulous opportunity to purchase this bright and spacious one bedroom retirement apartment which forms part of a desirable McCarthy & Stone Retirement development, ideally located in the heart of the popular Midlothian town of Dalkeith close to an abundance of local amenities along with transport links. In addition, the building is accessed via a secure door entry system with lift and stair access to all floors. The development offers excellent care and security including an on-site House Manager (part-time), 24-hour emergency pull cord careline facility and there are excellent communal facilities including a cosy residents lounge, laundry room, bin store together with a guest suite, attractive communal garden grounds, residents and guest parking.

- Welcoming reception hallway with a useful walk in storage cupboard.
- Bright and spacious living/dining room front facing complemented by twin windows, feature fireplace with an electric fire inset.
- Modern and fully fitted kitchen equipped with a range of wall and base units along with integrated appliances.
- Front facing double bedroom with built in wardrobes along with ample floor space for free standing furniture.
- Bathroom presented as an accessible wet room comprising

- WC, wash hand basin and walk in shower.
- Double glazing throughout.
- Electric heating.
- Residents must be minimum of 60 years of age, or in the case of a couple, one party can be 55 years of age or above. The development is factored by First Port with a fee of approx £240.00 per month. This covers cleaning, lighting, & maintenance of communal areas, together with the lift, services of the House Manager & Block Buildings Insurance.



## Location

The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand, including a 24 hour Tesco store, Costa and Greggs Drive Thru at Hardengreen, whilst further shopping is available in nearby Bonnyrigg. The immediate vicinity lends itself to restful country walks, including within Dalkeith Country Park, and there is a choice of golf courses. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus also easily accessible. An efficient public transport network is on hand, which operates to other areas and the Borders Railway link has a station at nearby Eskbank.

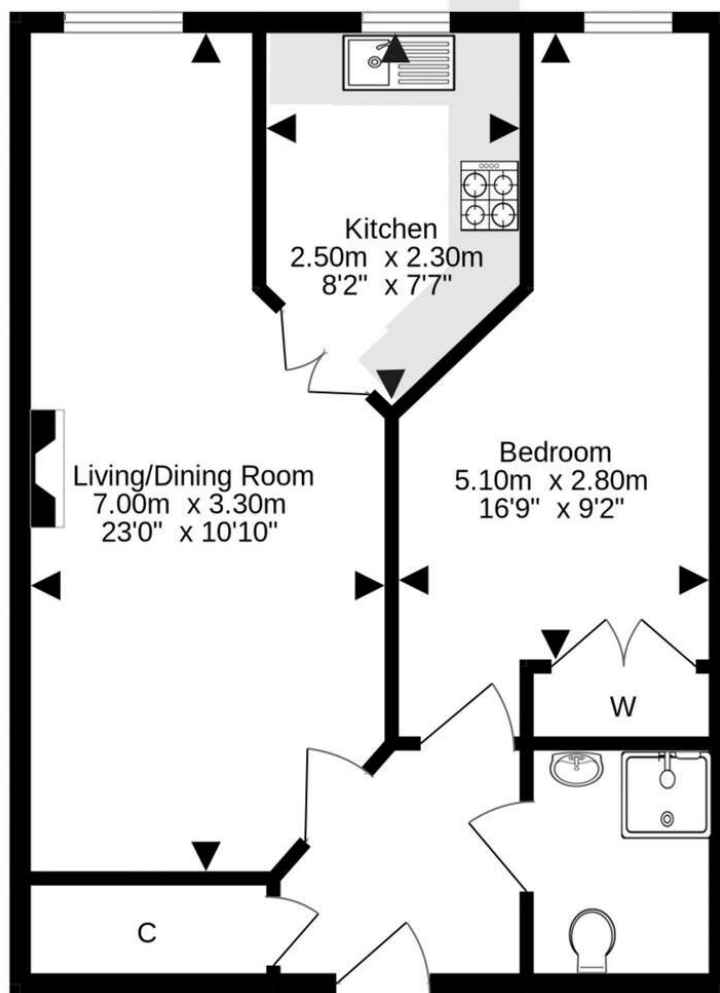
## Extras

Included in the sale are floor coverings, light fittings, blinds where fitted and integrated appliances. All appliances or any other moveable items included in the sale are not warranted by the seller and are deemed sold as seen.

## 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.

