

Great first-time purchase. McDougall McQueen are delighted to present to the market this deceptively spacious top floor flat, situated right within the heart of the bustling Midlothian town of Dalkeith. The property is in the midst all local amenities providing the huge benefits High Street living has to offer. The accommodation is presented in good order throughout having been well maintained by its current owner and provides deceptively spacious living. This opportunity should not be missed as given its location we are sure that this property will prove to be very popular, we would therefore recommend viewing at your earliest convenience.

- Secure entry system
- Hallway
- Box room with Velux window
- Spacious and bright living room with bay style dormer window
- Fitted kitchen with a range of units, electric hob, oven, fridge freezer and washing machine
- Family bathroom, three-piece suite with shower over the bath, wc and sink
- Double bedroom with large rear facing Dormer window
- Gas central heating and double glazing
- All floor coverings, light fittings, blinds where fitted, integrated appliances, and remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

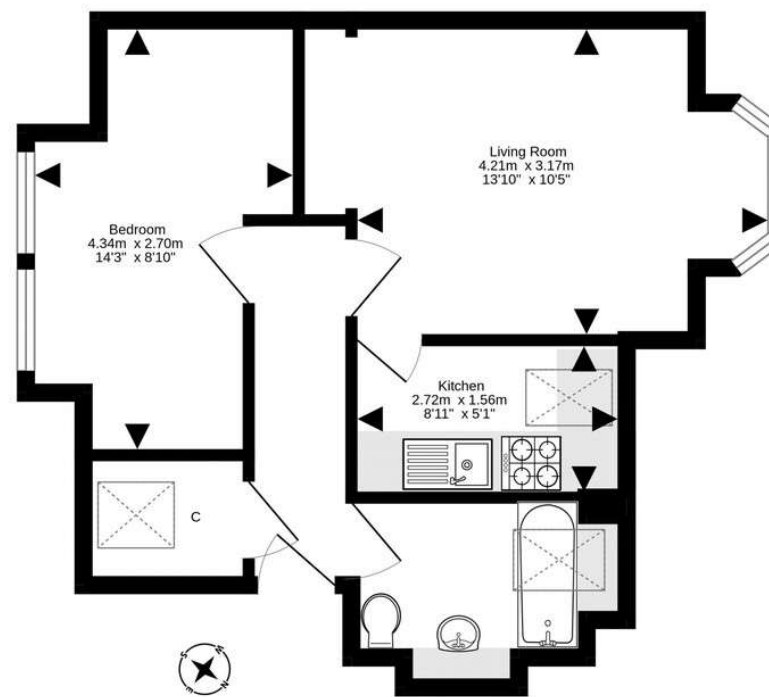
Location

The property is in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned, being in the town centre, to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, and the usual range of banks, building societies and post office. Leisure wise the choice is excellent and includes several bars, restaurants, and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park is 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.

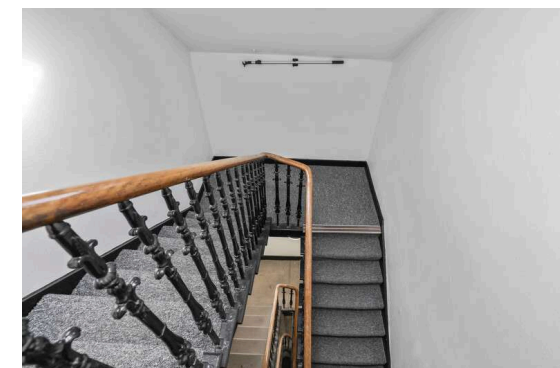
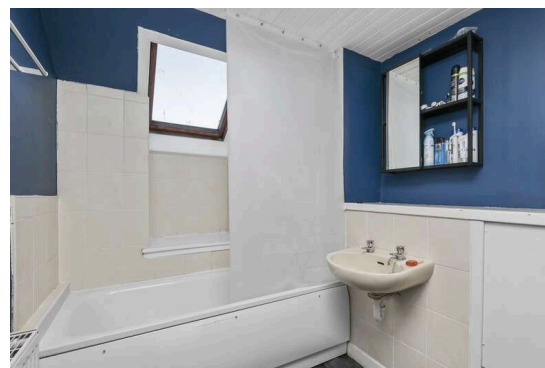
Price & Viewing

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

EPC Band - D



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.

