



55E, St. Andrew Street, Dalkeith, Midlothian, EH22 1BP

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Rarely available spacious Top floor flat with rear private garden and communal drying area. The property is ideally located in the popular Midlothian town of Dalkeith, close to excellent local amenities and schooling along with being conveniently positioned for access to excellent commuting links. The property boasts three spacious double bedrooms perfectly suited to the growing family, investors or first time buyers. Whilst the property requires some modernisation it is presented to the market in good order throughout, we would highly recommend an early viewing.

- Secure entry system
- Hallway with large storage cupboard
- Spacious lounge/dining with gas fire (currently disconnected)
- Kitchen with a wide range of wall and base units, gas cooker, fridge freezer and washing machine
- Three spacious double bedrooms, two with small cupboards
- Family bathroom comprising, WC, wash hand basin and bath
- Gas central heating
- Private garden to the rear
- Communal drying area
- On street parking



## Location

The property is located in the ever popular Dalkeith town of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned 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.

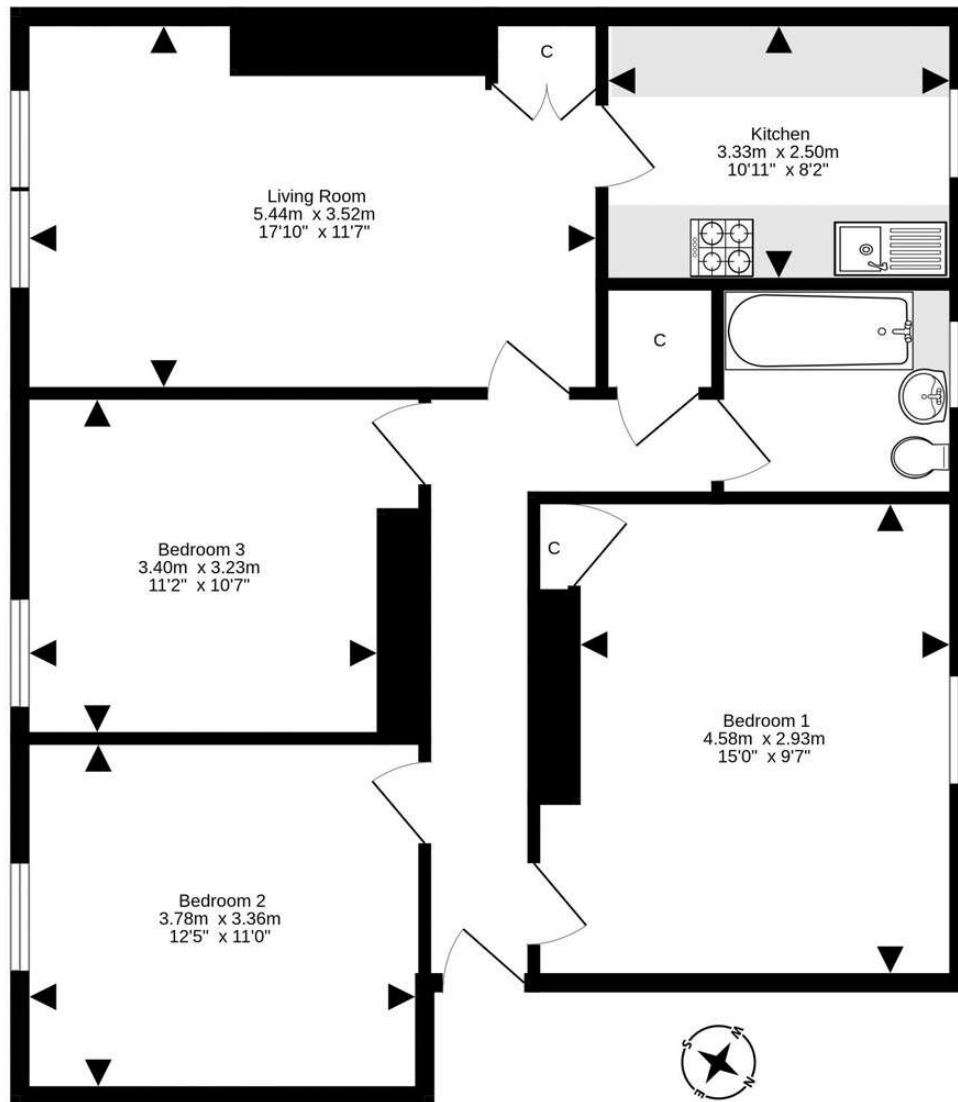
## Extras

All floor coverings, light fittings, blinds and curtains where fitted, gas cooker, fridge freezer & washing machine.

## Price & Viewing

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

EPC Band - E



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.

