



153D High Street, Dalkeith, EH22 1BB

2 1 1 EPC D



Welcome

Welcome to 153D High Street Dalkeith, a superb second (top) floor two-bedroom flat, situated right within the heart of the bustling Midlothian town of Dalkeith. Offering bright and spacious accommodation the property is ideal for first time buyers and professional couples. Situated in the midst all local amenities providing the huge benefits High Street living has to offer. The accommodation is presented in excellent order throughout having been well maintained by its current owners. This opportunity should not be missed as given its location we are sure that this property will prove to be extremely popular, we would therefore recommend viewing at your earliest convenience.

- Communal secure entry
 - Hallway with ample storage
 - Spacious and bright living and dining room with twin front facing windows and store cupboard
 - Fitted kitchen with a range of base and wall units, electric hob, oven, and extractor
 - Newly fitted family bathroom with electric shower over the bath, wc, sink with vanity unit, and towel radiator
 - Two double bedrooms
 - Gas central heating and sash and case double glazing
 - Communal gardens and drying green to the rear
 - External store cupboard
-





Dalkeith

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, all integrated appliances, and any remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

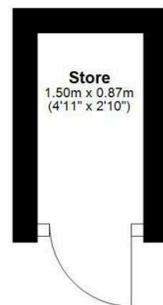
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

