



12 Eskdaill Street, Dalkeith, Midlothian, EH22 1LB

www.mcdougallmcqueen.co.uk



Welcome to 12 Eskdail Street, Dalkeith, a superb first-time purchase, family home, or rental opportunity. McDougall McQueen are delighted to present to the market this deceptively spacious two-bedroom maisonette, situated right within the heart of the bustling Midlothian town of Dalkeith. The property is accessed at the rear on Eskdail Street and overlooks Dalkeith High Street to the front. It is in the midst all local amenities providing the huge benefits High Street living has to offer. The accommodation is presented in excellent condition throughout having been well maintained and improved by its current owners and provides deceptively spacious living. This opportunity should not be missed as given its location and the rarity of this style of property, we are sure that this will prove to be an extremely popular choice, we would therefore recommend viewing at your earliest convenience.

- Communal stair leading to a spacious terraced area
- Entrance vestibule
- Hallway with large under stair store
- Spacious living room with twin windows overlooking Dalkeith High Street
- Lovely, modern breakfasting kitchen, white gloss units with solid wood worktops, ceramic touch control electric hob, double oven, stainless steel splash back, integrated fridge freezer, under counter washing machine and dishwasher
- Mid landing leading to the upper hallway with store cupboard
- Shower room with roof window, walk-in shower, wc, sink, large towel radiator, and loft access
- Bedroom one with rear facing window, airing cupboard, and wardrobes (included in the sale)
- Bedroom two with front facing window and store cupboard
- Modern electric Fischer heating and new double glazing
- Private residents parking with lockable access



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.

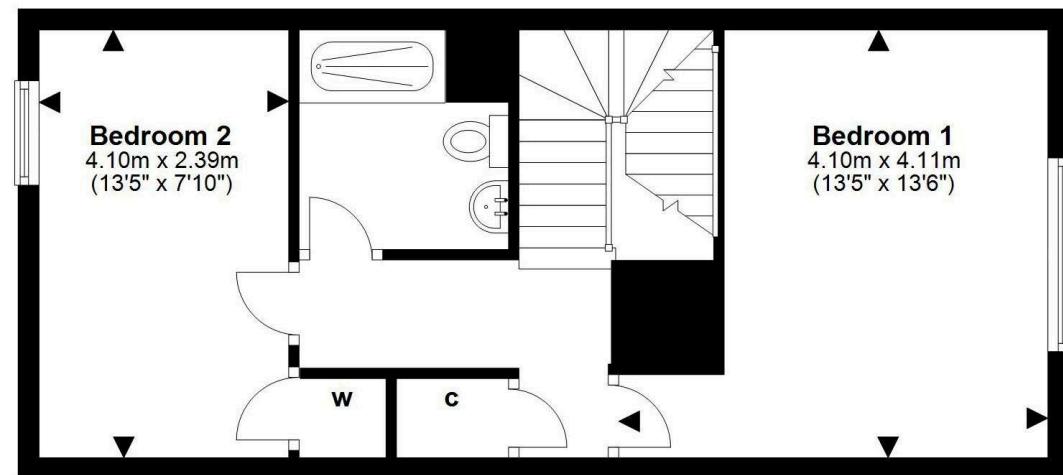
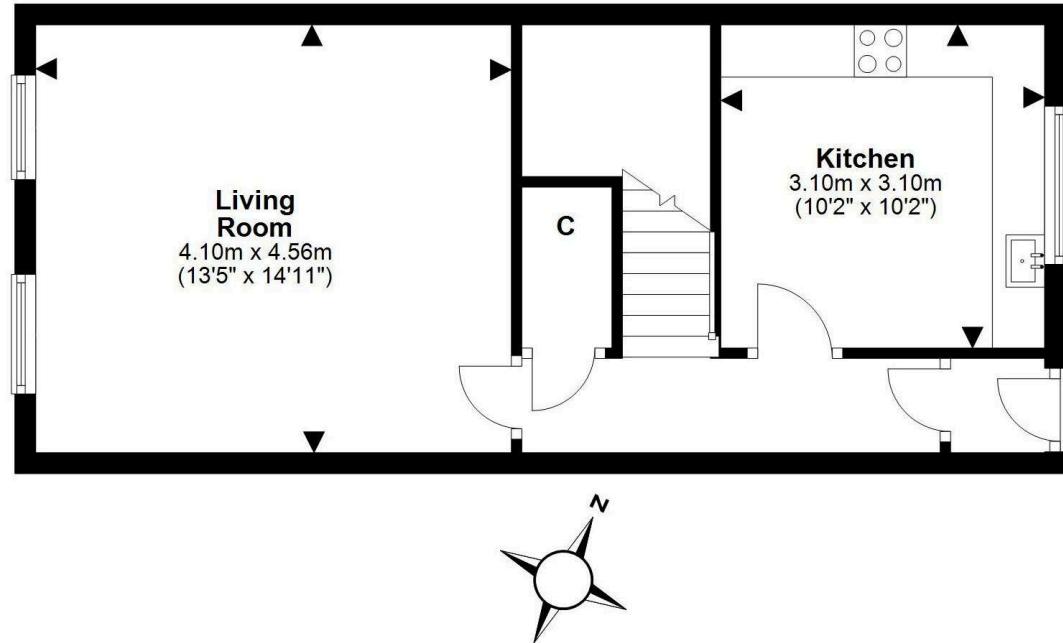
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances, remaining white goods and wardrobes in main bedroom. 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

Price & Viewing

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

EPC Band - E



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.
 Plan produced using PlanUp.



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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.

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