



13 Eskdail Street, Dalkeith, Midlothian, EH22 1LB



Welcome

Welcome to 13 Eskdall 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 within the heart of the bustling Midlothian town of Dalkeith. The property is accessed at the rear on Eskdall Street and overlooks Dalkeith High Street to the front. Situated in the midst all local amenities the location provides 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 owner 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
- Hallway with large under stair store
- Spacious living and dining room with dual aspect windows
- Lovely, modern fitted kitchen with a range of base and wall units, ceramic touch control electric hob, oven, extractor, tumble dryer, washing machine and fridge freezer
- Mid landing leading to the upper hallway with store cupboard
- Family bathroom with three-piece white suite, electric shower over the bath, shower screen, wc, sink, and loft access
- Double bedroom with rear facing window, store cupboard and free-standing wardrobes
- Double bedroom with dual aspect windows and free-standing wardrobes
- Gas central heating and double glazing
- Private residents parking with lockable access



Dalkeith

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

All floor coverings, light fittings, blinds where fitted, integrated appliances, remaining white goods and remaining wardrobes. 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

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Property Hub:

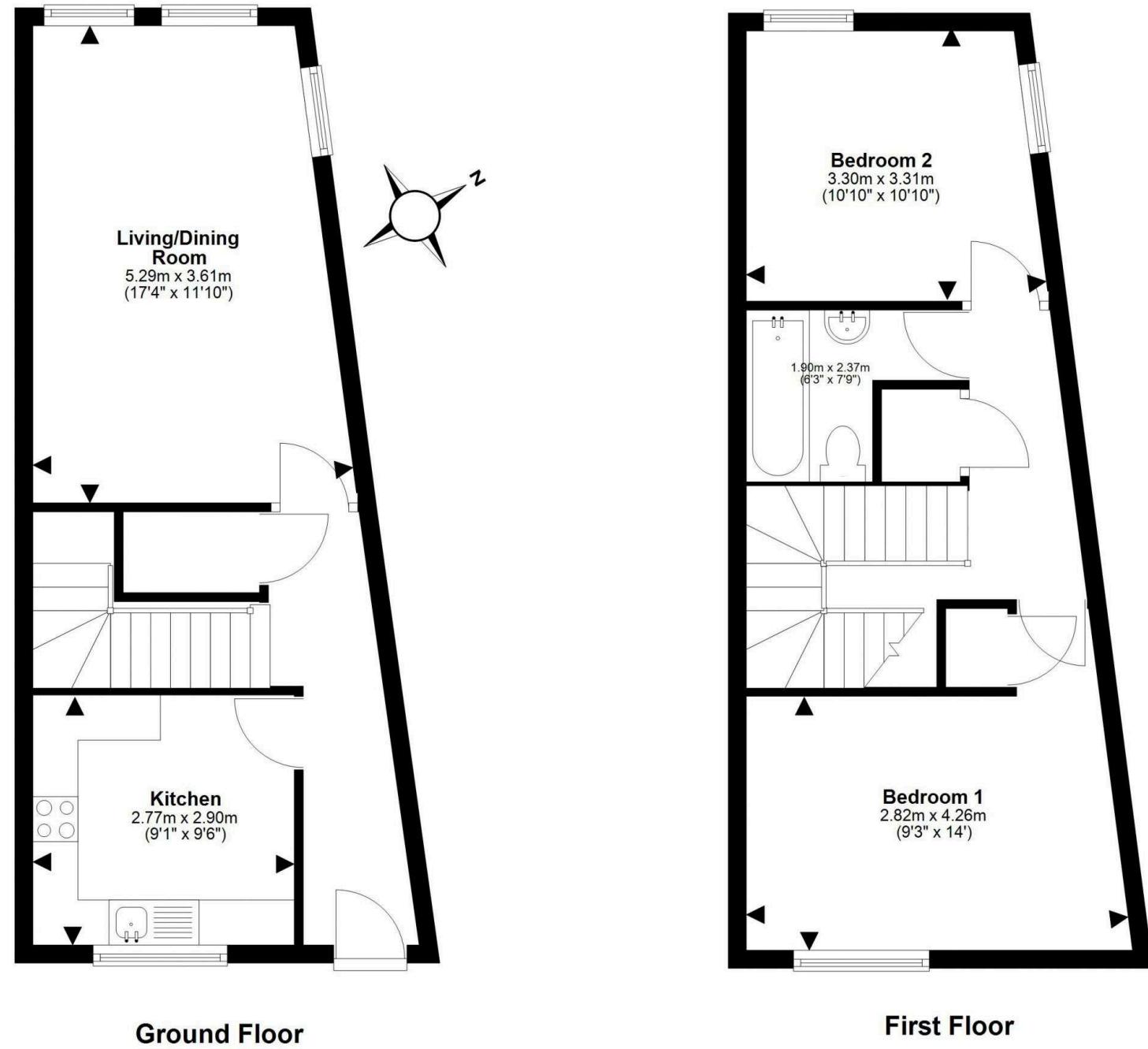
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.