



118a High Street, DALKEITH, EH22 1HZ



Welcome

Welcome to 118a High Street Dalkeith. Offered to the market this rarely available, well-proportioned three bedroom terraced, double storey maisonette which has been refurbished and upgraded to a high standard by the current owners, offering bright and spacious accommodation arranged over three floors. The property is set in a quiet setting located between Dalkeith High Street and St Andrews Street close to an abundance of local amenities, along with transport links. Presented to the market in immaculate order throughout, we would recommend an early viewing.

- Main door entrance hallway.
- Open plan living dining and kitchen, boasting a dual aspect, media wall with a stunning electric fire.
- Newly fitted kitchen equipped with wall and base units along with integrated appliances.
- Three bedrooms located on the top floor.
- Newly installed bathroom, WC, wash hand basin, bath and separate shower unit.
- Hatch to partially floored large attic space.
- Gas central heating, upgraded in 2022.
- Double glazed windows.
- Private road with parking available.





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. There is a wide range of Leisure facilities, the choice is excellent and includes several bars, restaurants, and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park is within walking distance, 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 and blinds where fitted. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale.



Get in touch

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Property Hub:

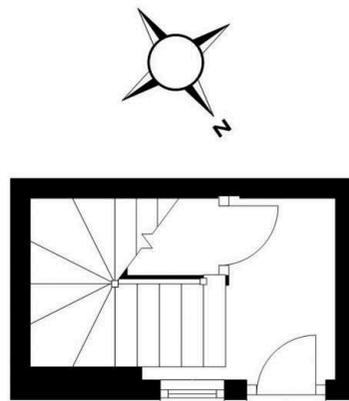
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

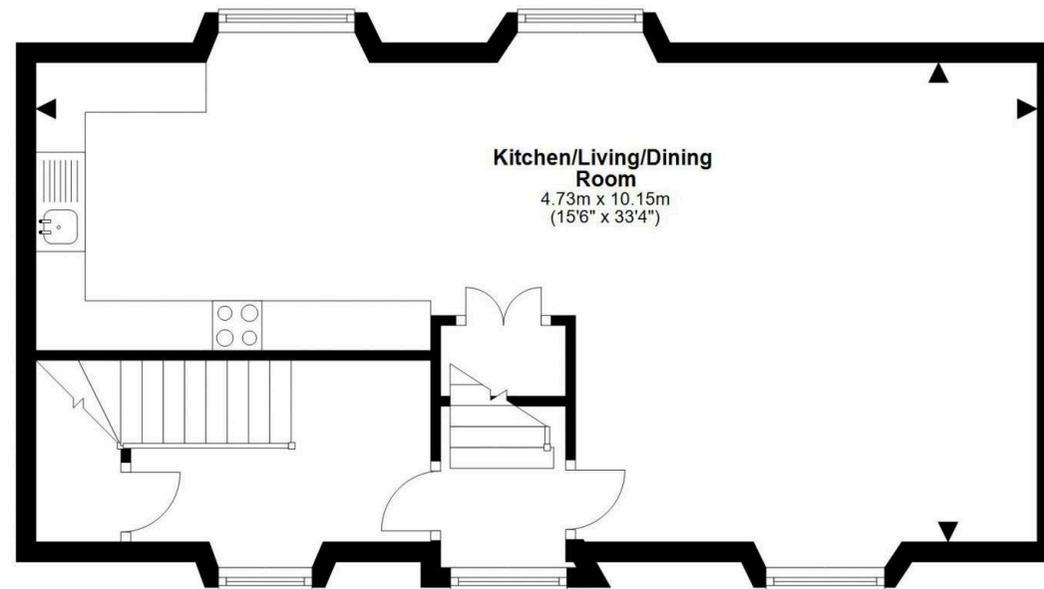
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



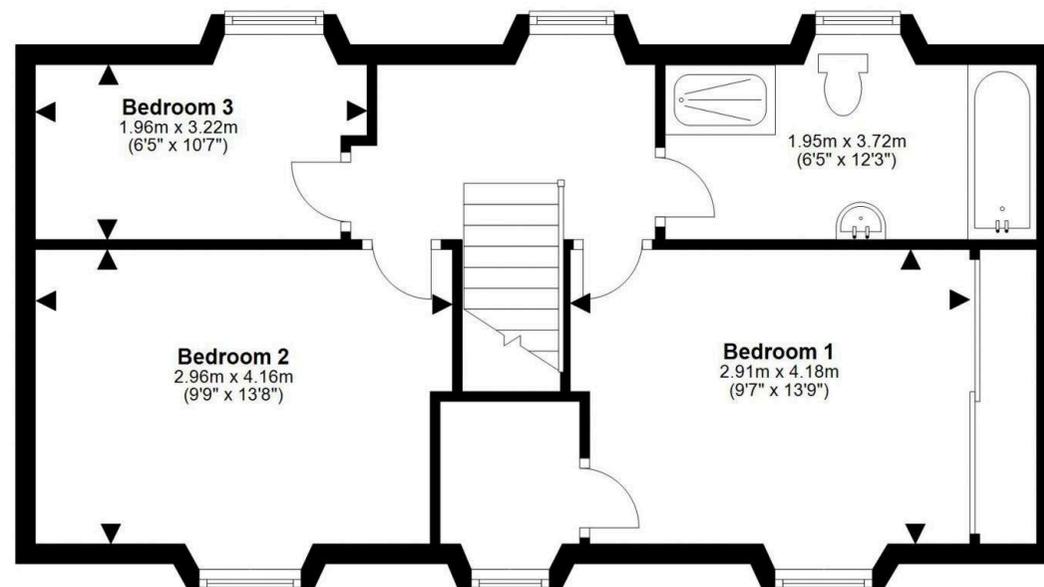
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted 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.



Ground Floor



First Floor



Second Floor

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