

29/2 High Street
Dalkeith, EH22 1JB

A

"29/2 High Street is a bright and spacious, immaculately presented double upper flat"

- HALLWAY
- LIVING ROOM
- KITCHEN/DINING
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ON STREET PARKING
- PANORAMIC VIEWS
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

Dalkeith is one of Midlothian's most popular residential towns and is situated roughly 7 miles south of Edinburgh, ideally situated for commuting into Edinburgh City Centre via the new Borders Railways which provides a 20 minute commute via the nearby Eskbank station. As well as a range of local specialist shops, Dalkeith offers two further supermarkets, banks, bars and restaurants. Dalkeith Community Sports Centre provides the facilities for various activities. Golf is available nearby at Melville Golf Centre with 9 hole course & driving range. Dalkeith offers an attractive Country Park with Children's Adventure Playground. Dobbies Garden Centre with restaurant and Butterfly World is a popular visitor centre. Edinburgh is easily accessible, both by car and public transport, the latter serving many parts of Lothian and beyond. A short drive north east takes you to the Sheriffhall roundabout, the A1 (Musselburgh), Bypass, A68 and A7. From there the City Bypass takes you to the Airport, M8, M9, M90 and Central Scottish Motorway Network.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



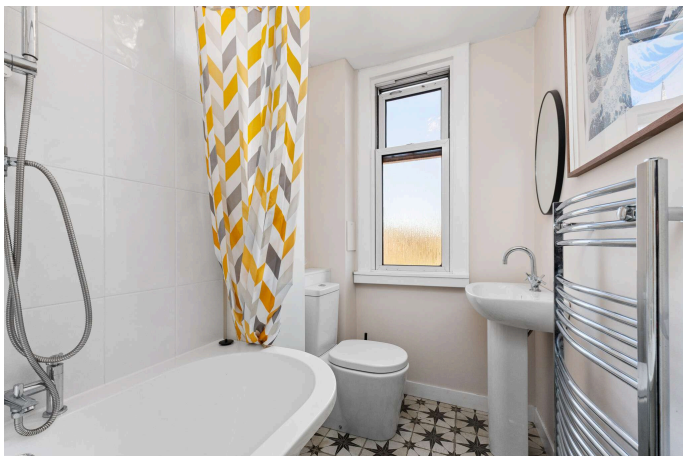
DESCRIPTION

29/2 High Street is a bright and spacious, immaculately presented double upper flat set in the heart of Dalkeith and close to local amenities. The property boasts panoramic views and period features and would make a lovely family home. Accommodation comprises: entrance hallway with ample storage cupboards; living room with period features, ornate cornicing, feature fireplace with wood burning stove and triple windows allowing a lot of natural light to flood in; kitchen/diner with floor and wall units, gas hob and hood, two separate sinks and space for a table and chairs; on the upper floor are two double bedrooms, double bedroom one has a bay window; double bedroom two and three piece bathroom with shower over the bath and heated towel rail. Further benefits include gas central heating, double glazing, hard wood flooring, on street parking and excellent local amenities.

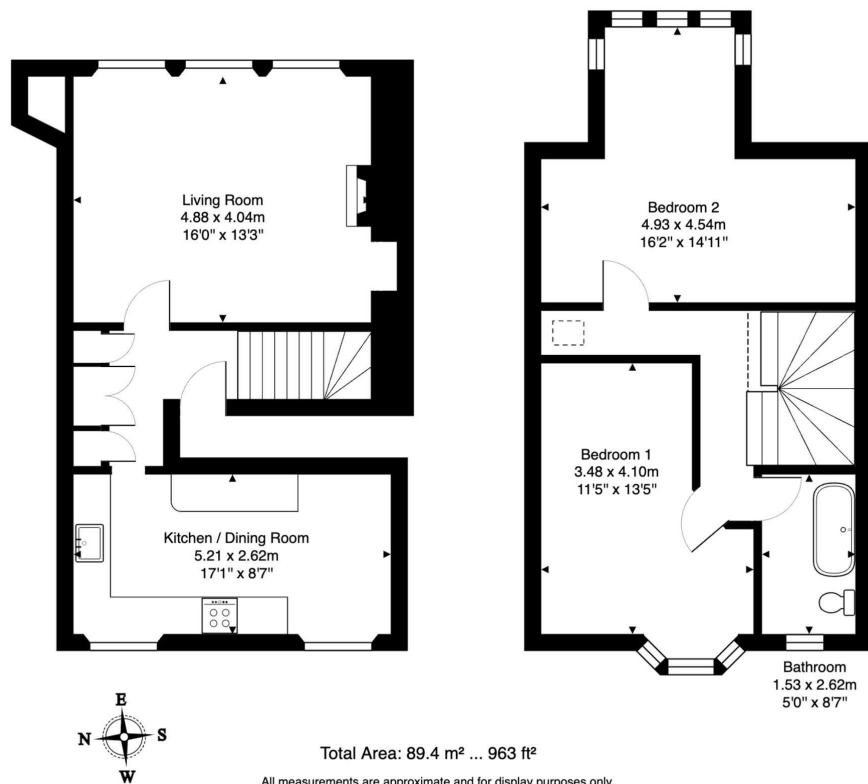
EPC RATING

The energy efficiency rating for this property is band D

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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