



18 Eskdaill Court, Dalkeith, EH22 1AG



Welcome

Welcome to 18 Eskdail Court, Dalkeith - a spacious, two-bedroom maisonette flat, forming part of a block of comparable properties, conveniently located in the heart of Dalkeith town centre, close to shops, local amenities, and transport links. Presented in good clean condition throughout, the property is ideal for first time buyers, professional couples, and investors alike. Given the location and spacious interior, we are sure that this property will prove to be popular, we would therefore recommend viewing at your earliest convenience to avoid disappointment.



- Situated centrally in Dalkeith close to all amenities
- Communal secure entrance
- Entrance hallway with storage providing access to the upper level
- Family bathroom with shower over the bath, shower screen, wc and sink with vanity unit
- Bedroom one with built-in wardrobes and storage
- Bedroom two with built-in mirrored wardrobes
- Upper hallway with access to a private balcony
- Living and dining room, feature wall with back lighting, electric fire, and fire surround
- Fitted kitchen with a range of base and wall units, open store cupboard, gas cooker, extractor, washing machine, tumble dryer, and fridge freezer
- Gas central heating and double glazing
- Residents parking area
- Excellent value, viewing essential



Dalkeith

Dalkeith, situated in the heart of Midlothian, is a vibrant town offering an excellent balance of urban convenience and picturesque surroundings. Renowned for its historic architecture and the beautiful Dalkeith Country Park, residents enjoy easy access to green spaces and scenic walks, while benefiting from a wide array of local amenities including shops, cafés, and leisure facilities. The area is well connected by public transport and major road links, making it an ideal location for commuting to Edinburgh and beyond, whilst schools and community services further enhance its appeal for families and professionals alike.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, gas cooker, extractor, and 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 included by negotiation.



Get in touch

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 0131 240 3818

Property Hub:

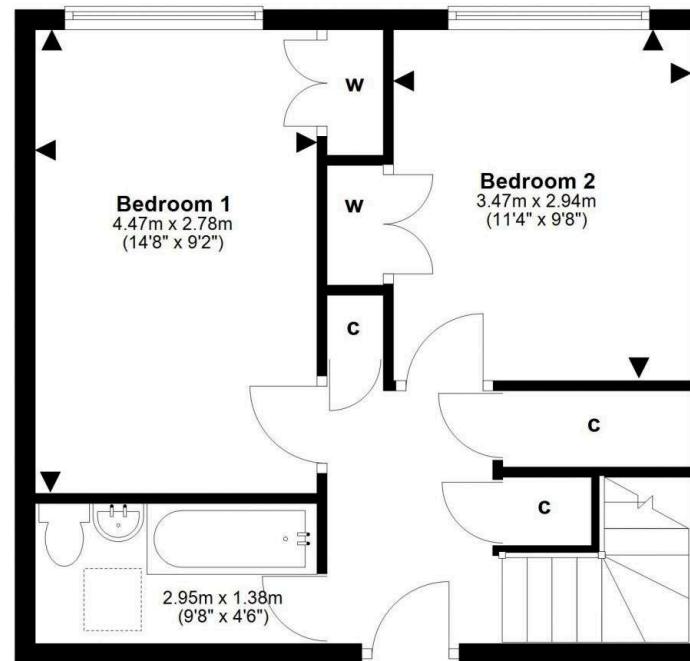
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

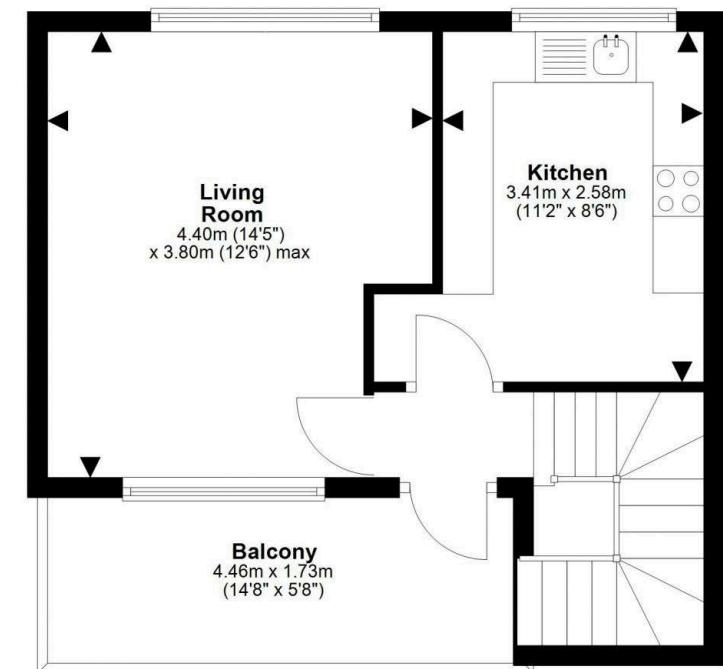
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

 **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.



First Floor



Second Floor

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.