







## Welcome

Welcome to James Lean Avenue, situated in a popular and well-established residential area of Dalkeith, this beautifully presented and generously proportioned three-bedroom upper villa offers bright, flexible accommodation. A standout feature is the self-contained garden unit boasting a shower room, hot tub, kitchen area and bar, offering superb flexibility and suitable for a home office, studio, gym or guest suite. This charming home combines period character with modern finishes, creating a stylish and comfortable living space perfectly suited to families, first time buyers, professionals or those seeking additional versatile space. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Private main door entrance
- Reception hallway
- Three generous double bedrooms
- Bright and spacious lounge
- Modern fitted kitchen
- Contemporary bathroom
- Excellent storage throughout
- Private rear gardens
- Gas central heating and double glazing
- On street parking available
- Private, well-maintained gardens to the rear
- Self-contained garden unit with shower room, kitchen area, hot tub and bar area











## Dalkeith

Dalkeith is a highly desirable Midlothian town offering an excellent range of local amenities including shops, cafés, restaurants and supermarkets. Schooling is well regarded at both primary and secondary levels. The area benefits from excellent transport links into Edinburgh city centre via regular bus services and nearby road and rail connections, making this an ideal base for commuters. Dalkeith Country Park and surrounding countryside provide wonderful outdoor leisure opportunities.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances and furniture (not including sofa and TVs). All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.









# Get in touch

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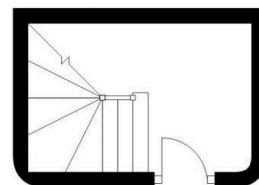
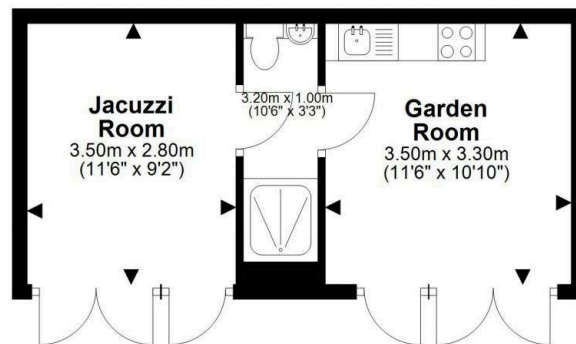
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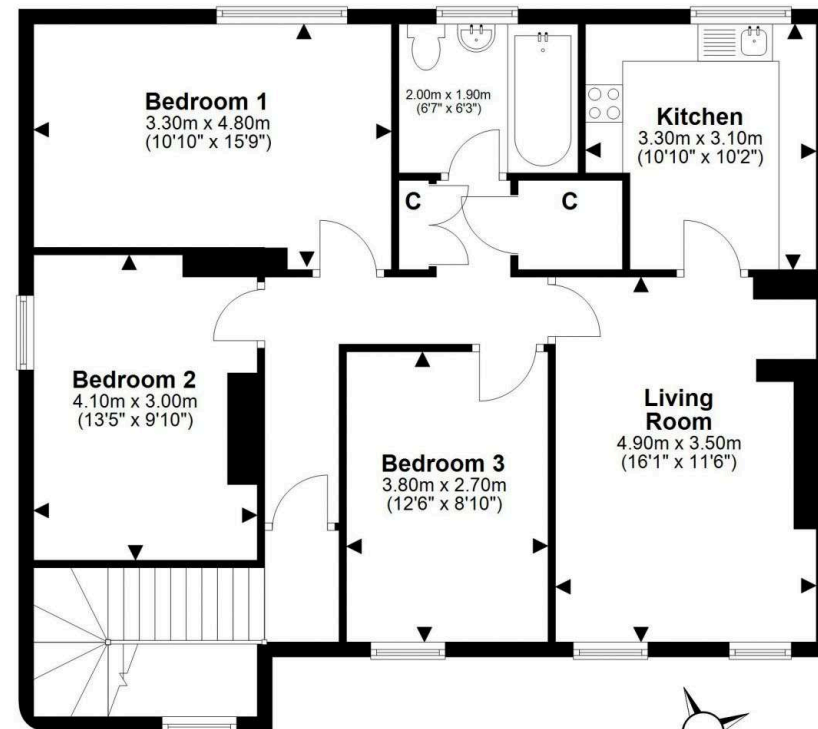


CHARTERED FIRM

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.



Ground Floor



First 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.