

OFFERS OVER £180,000

3a Miners Walk
Dalkeith, EH22 2AL

drummond miller
Solicitors & Estate Agents



- Modern main door cottage flat
- Built by Charles Church
- Bright, spacious living room
- Separate kitchen with dining area
- Two double bedrooms, one with en-suite
- Gas central heating and double glazing
- Allocated resident courtyard parking
- EPC Band C

Description

This well presented two-bedroom ground floor cottage flat offers bright and comfortable living spaces throughout. The property is approached via a wide roof canopy to its own front door.

The accommodation comprises a living room, along with a separate kitchen with a generous dining area, fitted with a range of units and integrated appliances providing an ideal space for everyday living and entertaining.

There are two well proportioned double bedrooms, both benefitting from built-in wardrobe space, with the principal bedroom further enhanced by an en-suite shower room with large shower and fitted cupboards.

Completing the accommodation is a good sized bathroom, again with fitted cupboard space. Storage is further catered for with a good sized hall cupboard.





Central heating

The property benefits from gas central heating, providing a warm and cosy home all year-round.

Location

Dalkeith is a popular and well-established town offering an excellent range of local amenities, including a variety of shops, cafés, restaurants, and leisure facilities. The area benefits from reputable primary and secondary schooling, making it a popular choice for families.

Well positioned for commuters, Dalkeith provides easy access to Edinburgh and the surrounding areas via regular public transport links and nearby road networks, including the A7 and City Bypass. The town is also well served by outdoor spaces, with Dalkeith Country Park and surrounding countryside offering excellent opportunities for walking, cycling, and recreation.

Parking

The property benefits from its own allocated parking space in the residents car park, with additional visitor parking.

Extras

The sale price includes all carpets, floor coverings and integrated appliances.

Home Report

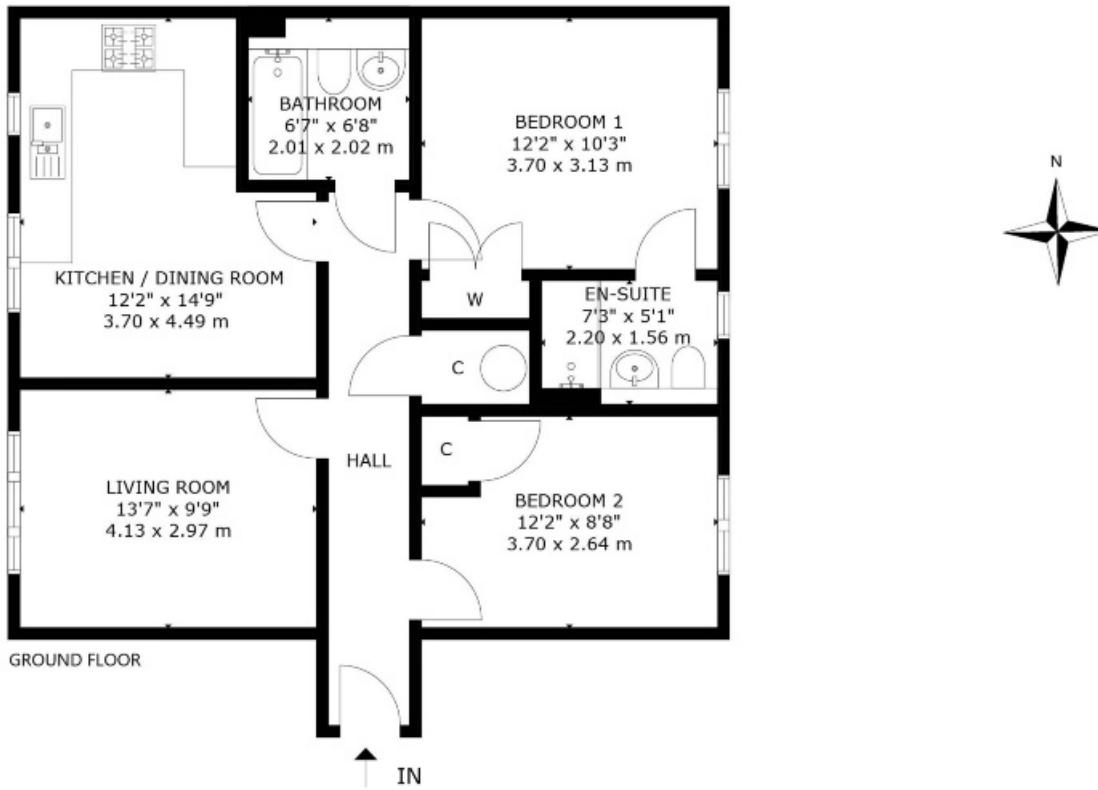
The property has been valued by surveyors at £185,000 and the Home Report is available via the ESPC listing.

EPC and Council Tax

The property has a C-rated Energy Performance Certificate and lies in Council Tax band C.

Viewing

Viewing is by appointment – telephone 0131 229 3399.



3A MINERS WALK, DALKEITH, EH22 2AL

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 727 SQ FT / 68 SQ M

All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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