



44/6 St Andrew Street, Dalkeith, EH22 1BJ



Welcome

Welcome to St Andrew Street, this spacious three-bedroom top floor flat is ideally located on St Andrew Street in the popular Midlothian town of Dalkeith, offering comfortable accommodation well suited to first-time buyers, professionals, or buy-to-let investors. The property enjoys a convenient location within easy reach of local amenities, transport links and green spaces. Externally, residents have access to a shared garden to the rear, providing a pleasant outdoor space for relaxing or socialising. On-street parking is available adjacent of the property. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with excellent storage
- Bright and spacious living room
- Three bedrooms (third bedroom used as a dining room)
- Fully fitted kitchen
- Bathroom comprising WC, wash hand basin, bath with shower over
- Recently installed double glazing
- Gas central heating
- On street parking available





Dalkeith

Dalkeith is a popular Midlothian town located approximately eight miles south-east of Edinburgh city centre. The area offers a wide range of local amenities including shops, supermarkets, cafes and leisure facilities. Excellent schooling options are available nearby, and the property benefits from convenient access to public transport links and major road networks, making it ideal for commuters.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and integrated appliances. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items may be included by negotiation.



Get in touch

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Property Hub:

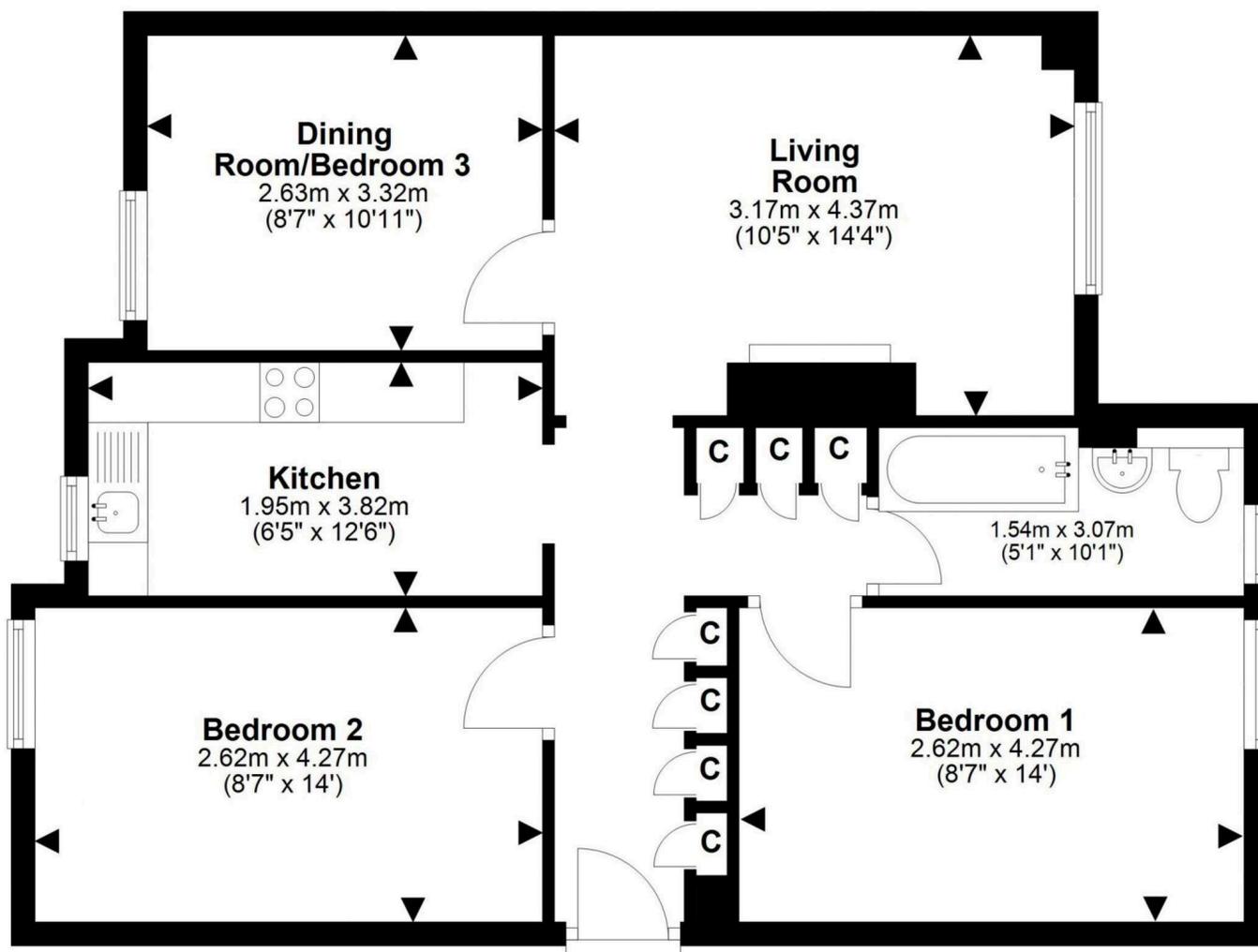
25-27 High Street, Dalkeith
EH22 1JB

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 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.



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.