

110b High Street Dalkeith, EH22 1HZ

FIXED PRICE £135,000



drummondmiller



- Stone-built first floor flat of character (Circa 1830)
- C-Listed building with walled courtyard
- Living room/fitted kitchen (with window)
- Two double bedrooms
- Bathroom/shower
- GCH and mixture of single and replacement sash-and-casement windows
- Vibrant town centre location
- EPC Band C

Description

Situated right in the heart of Dalkeith's town centre, this bright first floor flat (59 sqm) would make an excellent first time buy or buy to let investment. It forms part of an early 19th Century building (C-Listed) which has been converted since then. It has a lengthy entrance hall and a sizeable front-facing living room with recessed fitted kitchen area with an additional window. There is also a main double bedroom, dining room/bedroom 2 plus a modern L-shaped bathroom with over-bath shower.





Central Heating and Double Glazing

The property benefits from gas fired central heating operated by a combi boiler installed in 2021. There is a mixture of single and double glazed replacement sash-and-casement windows. Two of these were fitted as part of the Dalkeith Regeneration Scheme.

Location

This property is centrally located in a vibrant protected Conservation Area right in the very heart of Dalkeith. Dating back to medieval times, it is a small town (the largest in Midlothian) situated on the A68 approximately 8 miles southeast of Edinburgh's City Centre. Due to having very ready access to the City Bypass and other major road networks, it has evolved into a popular choice for commuters. Excellent bus services operate and there is now a rail station with connections into central Edinburgh. Dalkeith offers numerous amenities including two large supermarkets and is well placed for country pursuits with several golf courses and Dalkeith and Vogrie Country Parks nearby.

Gardens and Parking

The building has a communal high-walled courtyard to the rear and access to the flat is via a vennel. Parking is available within the surrounding streets.

Extras

Newly laid carpets, blinds, cooker, washing machine and fridge are included within the sale price.

Home Report

The property has been valued by surveyors at £140,000 and the Home Report is available via the ESPC listing.

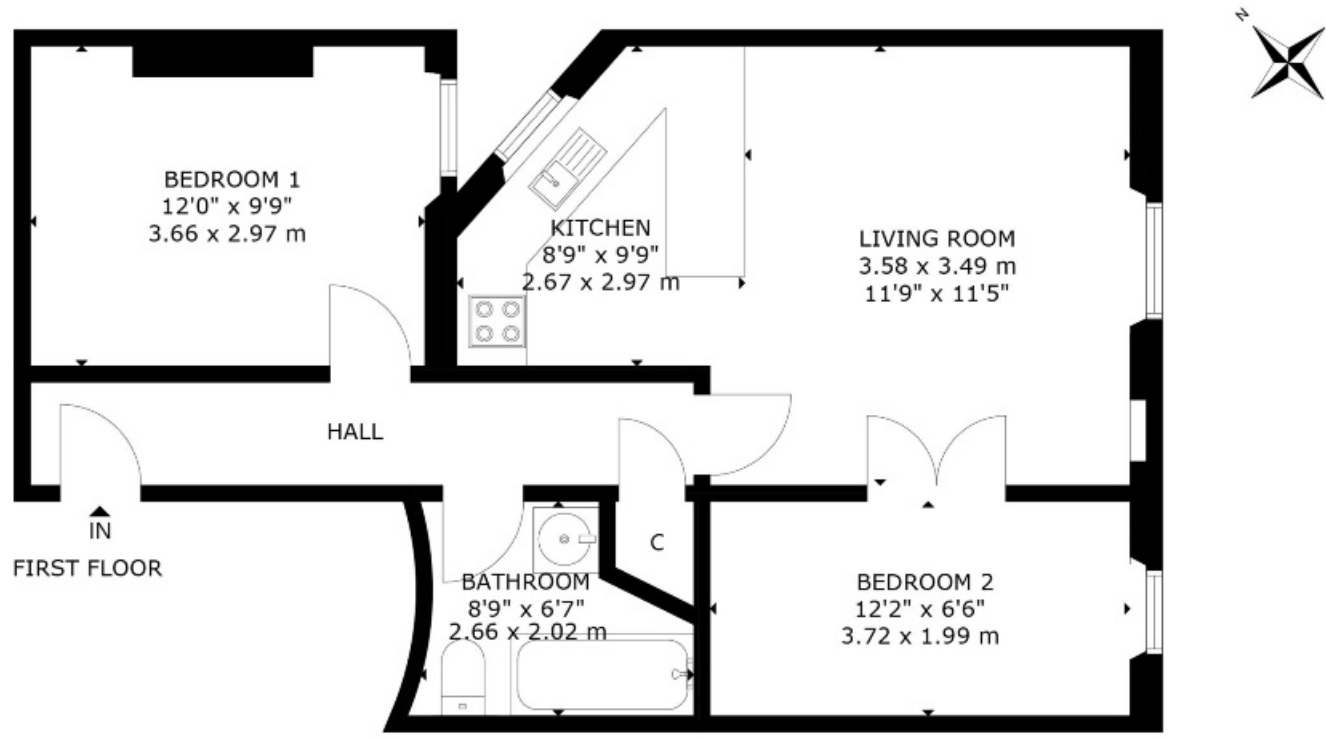
EPC and Council Tax

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

Viewing

Viewing is by appointment – telephone 0131 229 3399.





FIRST FLOOR

110B HIGH STREET
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 635 SQ FT / 59 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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