

22 Eskdail Court Dalkeith, EH22 1AG

OFFERS OVER £110,000



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- 1970's 1st/2nd floor duplex flat in central spot
- Living/dining room and separate kitchen
- 2 double bedrooms featuring in-built wardrobes
- Bathroom with natural light
- Gas central heating & uPVC double glazing
- Ideal starter home or letting opportunity
- Excellent location right beside amenities
- EPC D

Description

Situated right in the heart of Dalkeith's town centre, this sizeable 1970's duplex enjoys a bright dual aspect and a balcony. Access to the building is via a side mutual entrance door which has a secure entry system. The flat itself is an excellent starter home or Buy-to-Let investment in great condition. Comfortable accommodation (71 sqm) is arranged over the first and second floors within a terrace having various shops including a chemist and florist below. There is a living/dining room, separate fitted kitchen, 2 double bedrooms and a bright bathroom featuring white sanitary ware. Storage provision is above average including two sets of fitted wardrobes and a deep cupboard off the hall.





Central Heating and Double Glazing

Gas fired central heating is complemented by replacement uPVC double glazing.

Location

Eskdail Court is conveniently located right in the very centre of Dalkeith and yards away from the High Street. This historic town is approximately 7 miles from Edinburgh's City Centre and has evolved into a popular choice for commuters having very ready access to the City Bypass and other major road networks. Excellent bus services operate and there is now a rail station with connections into central Edinburgh. Dalkeith has a thriving centre with numerous amenities including two large supermarkets and is well placed for country pursuits with several golf courses nearby.

Outside Space and Parking

The property has its own rear-facing balcony/sun deck accessed from the upper floor of the flat and there is ample resident's parking.

Extras

The carpets, cooker, fridge and washing machine are included in the sale price.

Home Report

The property has been valued by surveyors at £120,000 and the Home Report is available via the ESPC listing.

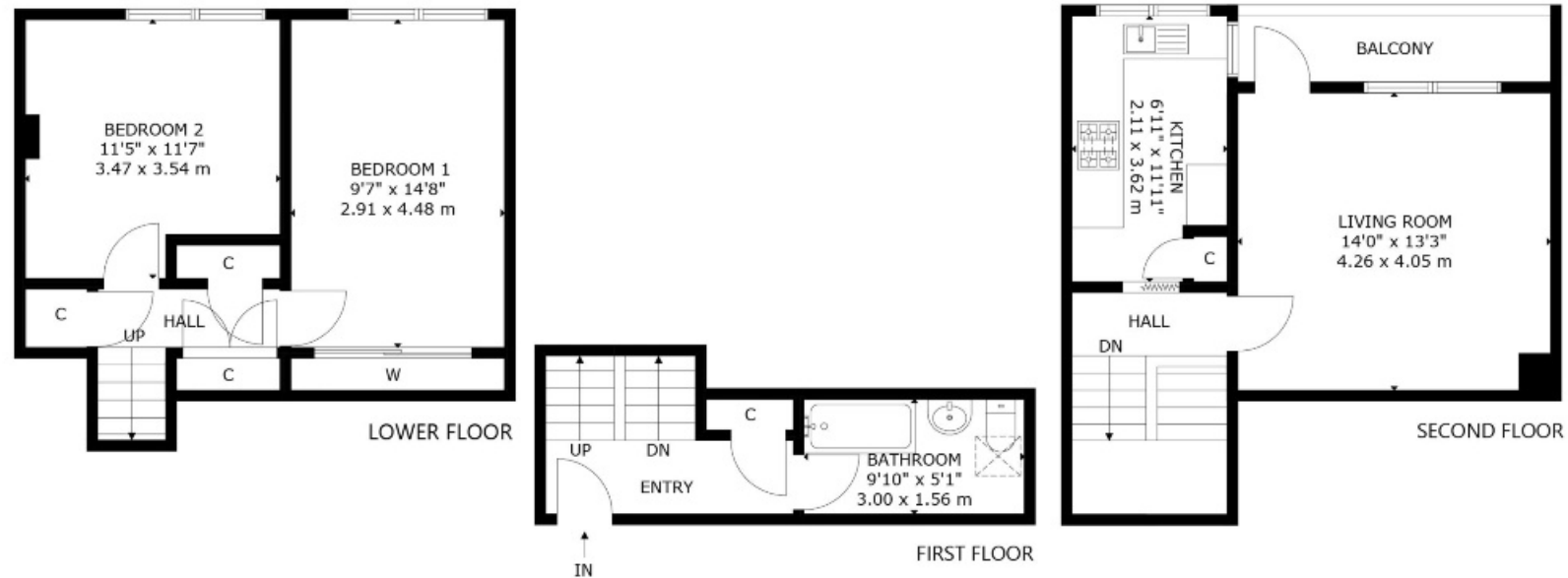
EPC and Council Tax

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

Viewing

Viewing is by appointment - telephone 0131 229 3399 or 0759 58 20611.





22 ESKDAILL COURT, EDINBURGH EH22 1AG
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 788 SQ FT / 73 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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