

1 London Road Dalkeith, EH22 1DR

OFFERS OVER £145,000



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- Stone-built ground floor flat of character (Circa 1774)
- Living room with separate fitted kitchen
- Two double bedrooms
- Bathroom with 3-piece suite
- Gas central heating and double glazing
- Residents parking
- Vibrant town centre location
- EPC Band D

Description

Situated right in the heart of Dalkeith's bustling town centre, this bright and spacious ground floor flat offers a fantastic opportunity for first-time buyers, downsizers, or investors alike. With approximately 60 sqm of living space, the property is part of an attractive early 18th-century B-listed building, rich in character and history.

The flat benefits from its own private entrance, leading into a welcoming hallway that connects the rooms. At the front of the property, a generously proportioned living room enjoys plenty of natural light from the large sash window and offers ample space for both relaxing and entertaining. Just off the living area is a separate, well-laid-out kitchen with fitted units and space for appliances — a practical and private space for cooking.

There are two spacious double bedrooms, each offering comfortable accommodation. A well-sized family bathroom completes the layout, featuring a clean, neutral design.

The property also enjoys the advantage of residents' parking, a valuable feature in such a central location. All of Dalkeith's amenities are right on your doorstep — including shops, cafes, restaurants, parks, and excellent public transport links for easy access to Edinburgh and beyond.





Central Heating

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

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 property also enjoys a private patio area, ideal for morning coffee or outdoor dining in the warmer months. In addition, there is private residents' parking, offering peace of mind and convenience in this central location.

Extras

The sale price includes all floor coverings and white goods.

Home Report

The property has been valued by surveyors at £150,000 and the Home Report is available via the ESPC listing.

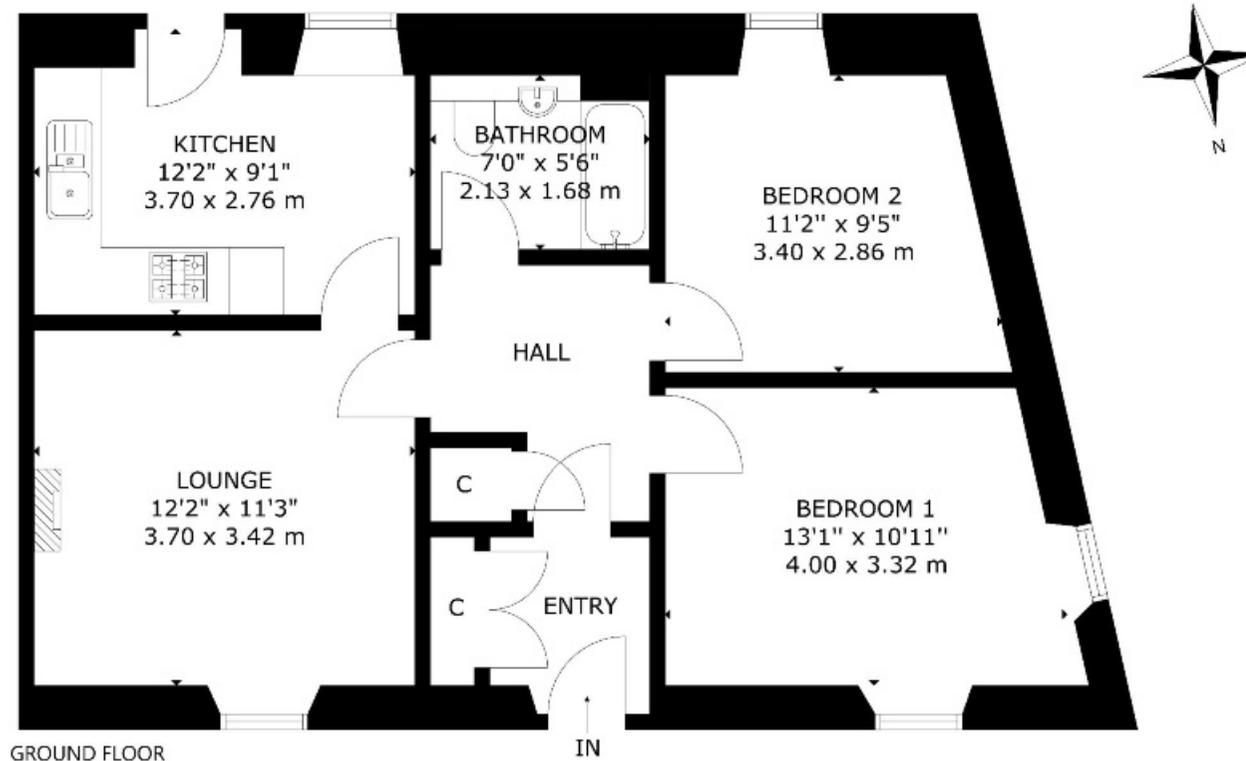
EPC and Council Tax

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.





1 LONDON ROAD, DALKEITH, EH22 1DR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 649 SQ FT / 60 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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