

OFFERS OVER £140,000

38 Bowman's View
Dalkeith, EH22 1EZ

drummondmiller
Solicitors & Estate Agents



- Well maintained one bed retirement flat
- Entrance hall with large storage cupboard
- Bright living room leading through to kitchen
- Spacious double bedroom with built in storage space
- Shower room
- Residents lounge
- Close to local amenities
- Residents parking
- EPC C

Description

This well-maintained second-floor flat forms part of a desirable McCarthy & Stone retirement development. The property is situated close to an excellent range of local amenities, all within walking distance. This one-bedroom flat is in move-in condition.

The entrance hall, offering a large storage cupboard, leads through to the bright living room with space for a small dining table and a separate kitchen with a window. The spacious double bedroom provides built-in storage space. A twenty-four-hour pull-cord Care-line system serves the flat, providing residents with peace of mind.

Development and Facilities

The purpose-built retirement complex has the requirement that residents must be a minimum of 60 years of age or, in the case of a couple, one can be 55 years of age or above.

Residents benefit from a secure entry phone door system and an on-site warden service. A lift serves all floors for ease of access. The development also features a residents' lounge and kitchen area for social gatherings, and a guest suite is available for visitors at a small charge.

The factoring agents, FirstPort, are responsible for the maintenance, cleaning, lighting, and upkeep of all communal areas, ensuring the building and grounds remain in excellent condition.





Heating and Glazing

The property benefits from electric night storage radiators. The property is double glazed.

Garden and Parking

The building has an attractive and elegant stone-faced elevation. There is a courtyard for residents' parking and beautifully landscaped gardens for the enjoyment of all residents.

Location

This street is quietly located in the very centre of Dalkeith, only some eight miles from Edinburgh. There are excellent bus services, a rail station, and very easy access to the City Bypass and other major road networks. Dalkeith offers numerous amenities including two large supermarkets, a modern school campus, a country park, and scenic riverside walks.

Valuation

The property has been valued at £145,000 and the Home Report is available from the ESPC website.

EPC and Council Tax

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

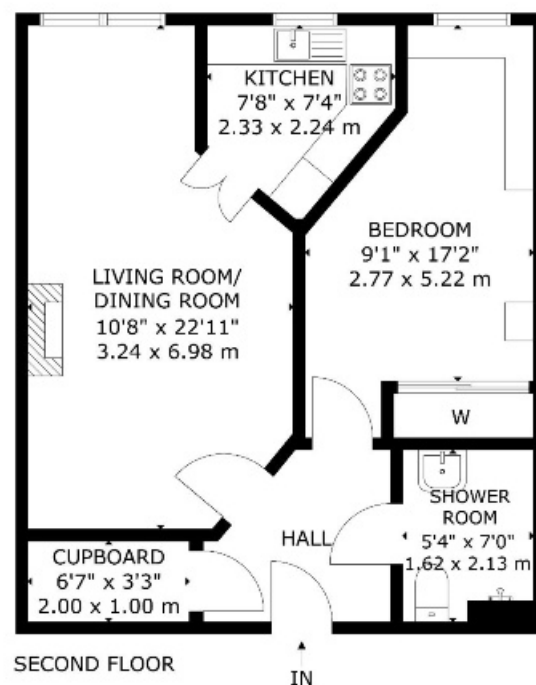
Extras

The carpets, cooker, extractor hood, fridge freezer, and fitted fixtures and fittings are included in the sale price.

Viewing

To view telephone Agents 0131 229 3399.





38 BOWMANS VIEW, EDINBURGH, EH22 1EZ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 498 SQ FT / 46 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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