



# 1 NORTH WYND

Dalkeith, EH22 1JE



1

Public Room



1

Bedrooms



1

Bathroom





# 1 NORTH WYND

Part of a charming period building, this terraced villa is an immaculately presented home offering bright, modern interiors and a well-considered layout. The property features a sunny dual-aspect open-plan living, dining and kitchen space, finished with contemporary cabinetry, integrated appliances, handy downlighters and useful press storage, creating an inviting setting for everyday living. A spacious double bedroom with further storage is complemented by an ultra-contemporary bathroom with a large storage cupboard, while an internal store off the kitchen adds to the home's practicality. Residents also enjoy access to a communal garden with seating space and convenient on-street parking.

The property enjoys a central Dalkeith location, close to a wide range of local amenities, shops and supermarkets, as well as schools and excellent transport links. Regular bus services and easy road access provide straightforward connections to Edinburgh and the surrounding areas, making this an appealing choice for first-time buyers, professionals or buy-to-let investors alike.











**D**  
EPC  
RATING

**B**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Terraced villa in Dalkeith
- Part of a period building
- Attractive modern interiors
- Common hall with under-stair storage
- Carpeted stairwell
- Southwest-facing dual-aspect living/dining/kitchen
- Large double bedroom with press storage
- Ultra-contemporary bathroom with overhead shower
- Internal store
- Communal garden with outdoor seating space
- On-street parking
- Smart Hive Hub thermostat













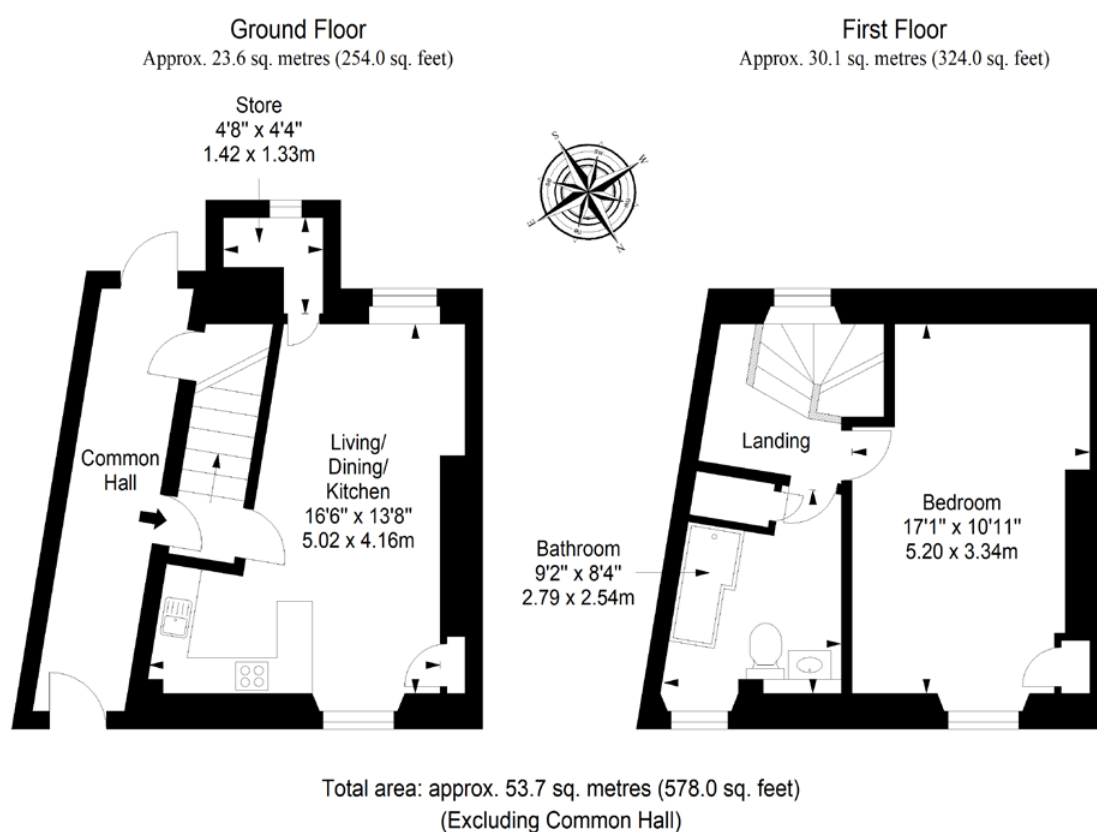
Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.





# DALKEITH, MIDLOTHIAN

Nestled in the beautiful Midlothian countryside, yet just eight miles southeast of Edinburgh, the historic town of Dalkeith has seen its popularity soar in recent years, thanks to the reopening of the Borders Railway between the Scottish Borders and Edinburgh, calling at Eskbank station. With its picturesque setting between the northern and southern forks of the River Esk, not to mention fantastic transport links and local amenities, Dalkeith is an ideal choice for families and professionals looking to escape the hustle and bustle of the capital. In the traditional town centre a diverse blend of independent shops and high-street retailers cater for everyday essentials, and these are supplemented by several large supermarkets nearby. Residents of Dalkeith also have no shortage of outdoor pursuits right on their doorstep, from tranquil riverside walks to a relaxed round of golf at one of the many prestigious courses nearby. Dalkeith Country Park also promises a fun-filled family day out, with activities for all ages and interests, including Fort Douglas – a woodland adventure playground of tree houses, bridges and secret tunnels! Excellent nursery and primary education is provided at a choice of local primary schools, followed by secondary education at the purpose-built Dalkeith Schools Community Campus, which accommodates Dalkeith High School and St. David's Roman Catholic High School. Dalkeith is exceptionally well connected, owing to comprehensive public bus services and rail links between Eskbank station and Edinburgh Waverley. Close proximity to Edinburgh City Bypass also allows convenient travel to Edinburgh International Airport and the M8/M9 motorway network.



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