



17 Mitchell Street,
Dalkeith, **EH22 1JQ**

Deans 
Solicitors & Estate Agents LLP



MID TERRACED COTTAGE

- Living Room/Dining Room
- Kitchen
- Two Bedrooms
- Bedroom 3/Lounge
- Bathroom
- Free On-Street Parking
- Private Front & Rear
- Gardens
- Double Glazing & GCH
- EPC Rating – D



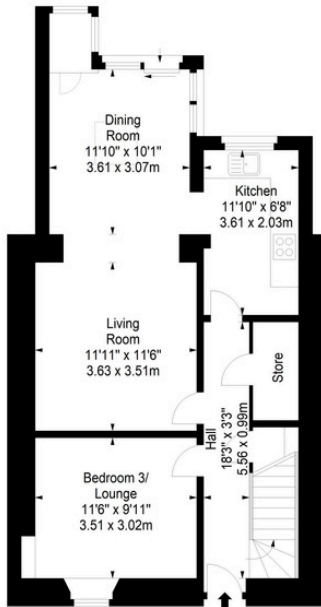
This deceptively large mid-terrace cottage lies in the popular commuter town of Dalkeith which offers an excellent range of local services, shopping and schooling. The property is conveniently located to Eskbank train station and the city bypass, providing quick access to the city and surrounding areas. For those who enjoy the outdoors, Dalkeith Country Park, the Pentland Hills, golf courses and Hillend Ski Centre are nearby. Over two levels the accommodation comprises; entrance hallway with large store cupboard, spacious living room/dining room with patio doors leading to the rear garden, separate kitchen, bedroom three/lounge, upstairs lies two charming bedrooms and family bathroom with corner tub. The property benefits from gas central heating and double glazing. Externally lies a lovely mature front garden, generously sized south facing rear garden and free on-street parking. Items included in the sale are fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine and lightshades. The appliances included are sold as seen with no warranty provided.



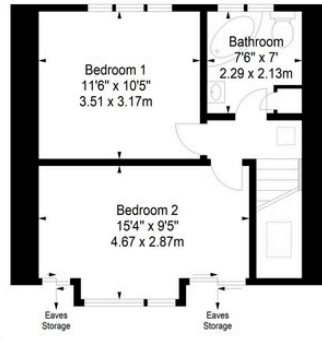
Mitchell Street,
Dalkeith,
Midlothian, EH22 1JQ



Approx. Gross Internal Area
1006 Sq Ft - 93.46 Sq M
(Including Store)
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk