



230B High Street
Dalkeith, EH22 1AZ

Deans 
Solicitors & Estate Agents LLP



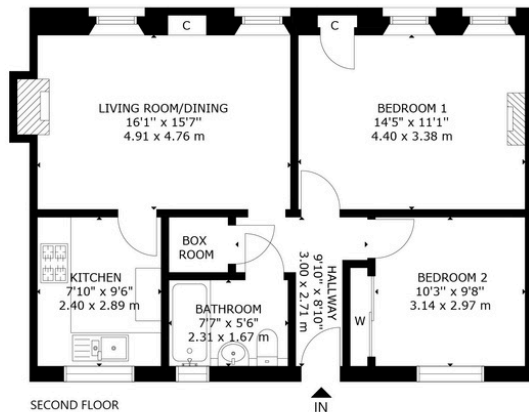
SECOND FLOOR FLAT

- Living/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Floored Attic
- Communal Rear Garden
- Free On-Street Parking
- Gas Central Heating
- EPC Rating – D



This unique and rarely available second floor flat is quietly located in the popular Midlothian town of Dalkeith, close to a wide range of local amenities including shops, bars and cafes. There are convenient public transport links to Edinburgh and surrounding areas and the City Bypass is also easily accessible. Nearby are lovely outdoor areas at Dalkeith Country Park and Kings Acre Golf Course which offers peaceful walks. The accommodation comprises: welcoming hallway, spacious, living/dining room, bright, kitchen with breakfast bar, two good-sized double bedrooms (one with built-in wardrobes) and bathroom with shower over bath. The property has a floored attic offering convenient storage space. Externally, there is a shared garden to the rear and free on-street parking in the area. The property has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine and light shades. All included appliances are sold as seen with no warranty provided.





2308 HIGH STREET EH22 1AZ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 658 SQ FT / 61 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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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.

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