

# 31 SHADEPARK GARDENS DALKEITH, EH22 1BX

Spacious and bright upper flatted villa, commanding an extremely quiet and private aspect in a small cul-de-sac with open views to the rear to the countryside beyond.







The subjects comprise a purpose built upper flatted villa which forms part of an established, quiet cul-de-sac comprising of similar type properties.

What appeals about this particular home is the extremely private and quiet aspect to both the front and rear, with wonderful open views across private gardens to the countryside beyond. Internally, this property does not require modernisation, which does give any purchaser the opportunity to create a home and investment to their own personal specification. The accommodation is bright and well proportioned, with a gas fired central heating boiler serving panelled radiators and an instant domestic hot water supply, complemented by double glazing. A pathway leads to the side entrance and garden area, with a generous enclosed private garden offering a superb outdoor space.

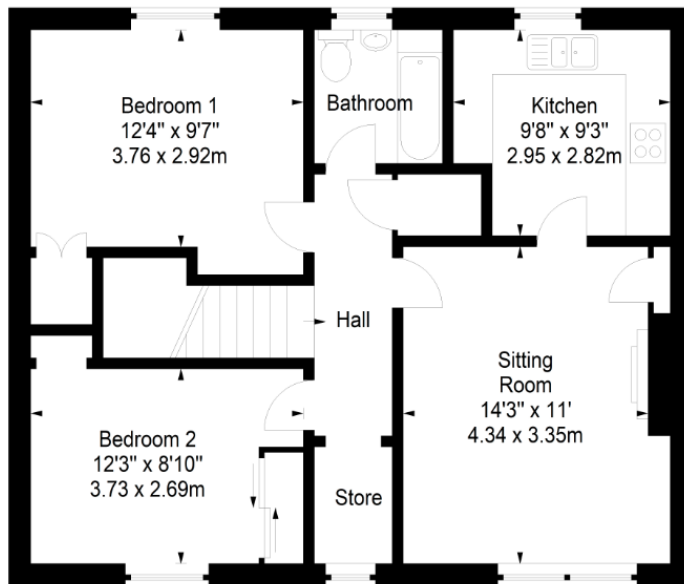
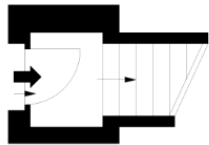
This property with its generous private garden is a superb blank canvas for any purchaser wishing a home in the historic town centre, close to all amenities.

### Features

- Entrance Stairs
- Hall
- Livingroom
- Fitted Kitchen
- Bathroom
- Study
- Two double bedrooms
- Gas fired combination central heating
- Double glazing
- Generous storage
- Large private rear garden with additional area to the side.
- EPC Rating: C







Ground  
Floor  
Entrance

First Floor

## Location

Shadepark Gardens is a quiet, established cul-de-sac which commands an excellent central location within the historic market town of Dalkeith. A first class range of specialist shops are on hand, with Morrisons, Tesco's, Lidl and Aldi stores all within close proximity. The historic Dalkeith Palace with its magnificent grounds and highly regarded Restoration Yard is on hand offering the most wonderful outdoor recreational space and attractions all year round. Schooling which ranges from nursery through to secondary are again closeby, with commuter bus and a train service from Eskbank operating to and from the city centre and to the surrounding areas.

Extras: Any items within the property will be sold as seen with no warranty or guarantees.

Council Tax Band - B

EPC Rating - C

## Viewings

By appointment, please telephone Ennova Estate Agents on 0131-662-1234

## DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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