



167C

High Street,
Dalkeith,
EH22 1BB

FOR SALE

Property Summary.

A charming, extremely spacious first floor purpose built flat, in a prime central location within this thriving market town, close to Dalkeith Country Park.

The subjects comprise a first floor purpose built flat which commands an open aspect to both the front and rear. Internally, this is a generously proportioned home which could now benefit from cosmetic upgrading, giving any purchase the opportunity to incorporate their own personal design and specification.

A gas fired central heating boiler serves panelled radiators throughout, ensuring comfort and economy.

Other features include generous storage accommodation, a large mutual garden, drying green and bin storage area to the rear and entryphone security system.



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Features.

-  Hall
-  Livingroom
-  Kitchen
-  Two double bedrooms
-  Bathroom
-  Gas fired central heating
-  Mutual rear garden
-  On street parking

Extras.

All fitted carpets and the cooker will be included and will be sold as seen with no warranties or guarantees as to their condition or suitability for use.



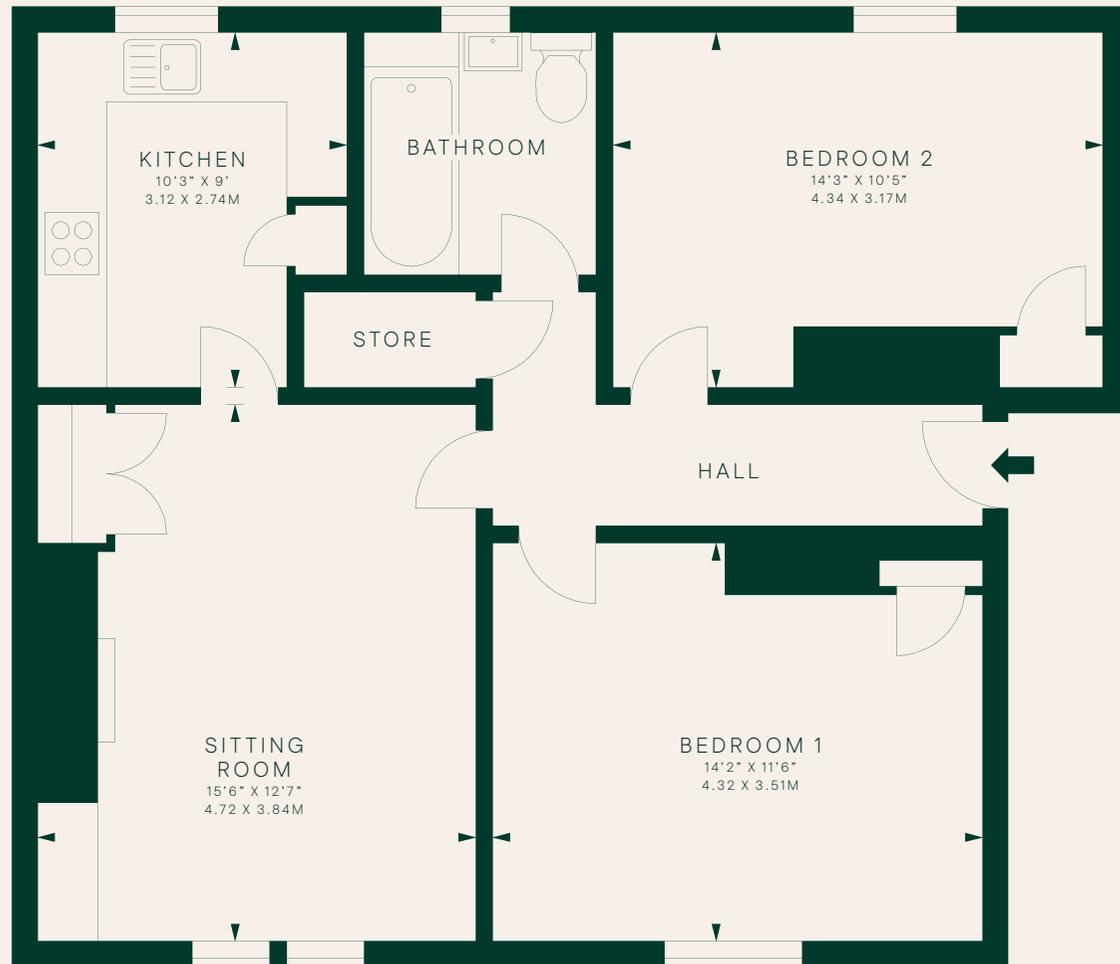


Floor Plans.

For illustrative purposes | Not to scale

Approximate Gross internal Area: 758 ft² / 70.42m²

COUNCIL TAX BAND | B



FIRST FLOOR

Location.

The subjects are located within the historic market town of Dalkeith which boasts a thriving community host to a first class range of amenities. There are an excellent range of shopping and banking facilities which include a Morrison, Lidl, Aldi, Sainsbury local stores with a main Tesco store at Eskbank.

Of particular note has to be the location of this property adjacent to Dalkeith Palace and Country Park which is owned by Buccleuch estates, hosting various attractions all year round including the wonderful Restoration Yard which incorporates a highly regarded boutique and artisan shop and restaurant and coffee shop. The Park offer the most outstanding walks and open recreational areas for the outdoor enthusiast.

Contact

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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. 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. 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.

No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.

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