

**6b London Road
DALKEITH EH22 1DR**

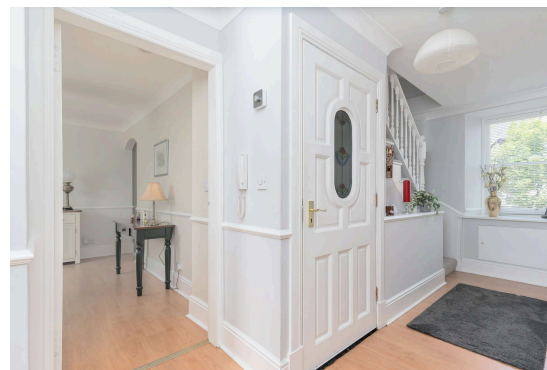
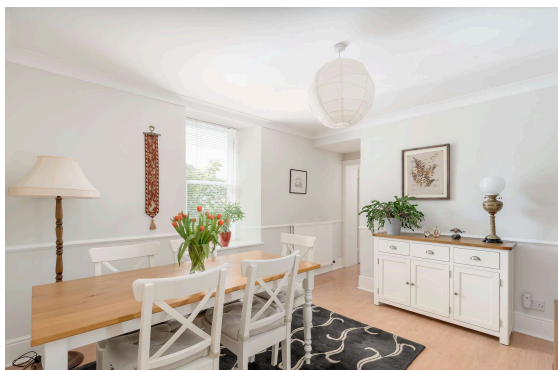
Offers Over £275,000

- Large living room featuring decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Dining area
- Four bedrooms
- Family bathroom fitted with three-piece suite
- Shower room fitted with two-piece suite
- Home office/store room
- Gas central heating
- Private patio area and large garden shed
- On-street parking

Council Tax Band: D

Tenure: Freehold

Shared Ownership: No



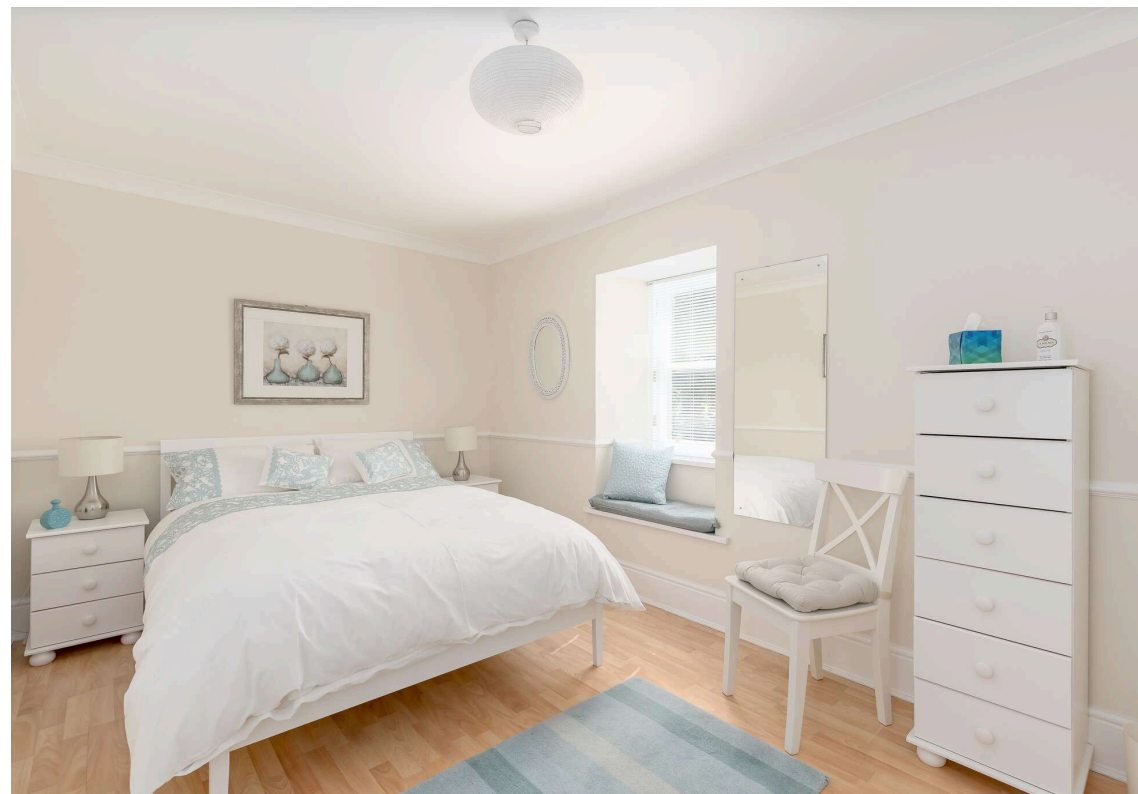
Double Upper Flat

Blair Cadell are delighted to present to market this beautifully presented B-listed double upper flat. Set within a charming traditional building, the property is in excellent condition throughout and offers generous, flexible accommodation ideal for modern family living.

The accommodation comprises a spacious living room featuring a decorative fireplace and elegant window seats, creating a warm and inviting space perfect for relaxing or entertaining. The stylish kitchen is fitted with a range of wall and floor-mounted units, a gas hob, electric oven, and integrated appliances. It flows seamlessly into the generous dining area, making it ideal for hosting family and friends. There are four well-proportioned double bedrooms, all benefiting from built-in storage, as well a single bedroom that would make perfect children's rooms, nurseries, and an additional room that would serve well for storage or a home office. The property also features a contemporary family bathroom with a three-piece suite and mains shower over the bath, and a separate shower room with a two-piece suite and electric walk-in shower. Further benefits include gas central heating, beautiful traditional sash and case windows, and a delightful private garden to the rear—a fantastic sun trap with a patio area and a large garden shed providing additional storage. On-street parking is also readily available. Please Note: Furniture available by separate negotiation

Dalkeith is a popular town just seven miles southeast of Edinburgh, offering a great balance of historic charm and modern convenience. The town provides a good range of shops, cafés, schools, and local amenities, along with excellent transport links by bus and rail, including nearby Eskbank Station for direct trains to Edinburgh. Dalkeith Country Park is a key attraction, offering woodland walks, a popular adventure playground, and a café, all within a beautifully maintained estate. With easy access to the A7 and Edinburgh City Bypass, Dalkeith is ideal for commuters and families looking for a well-connected and vibrant place to live.

Viewing by appointment on 0131 337 1800

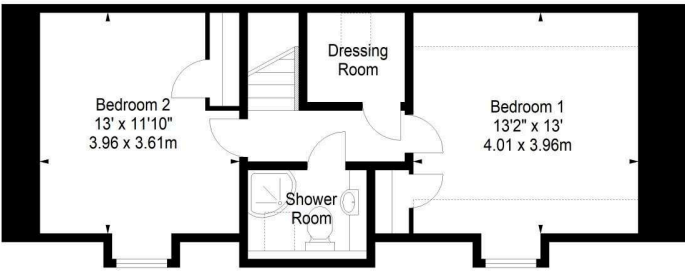




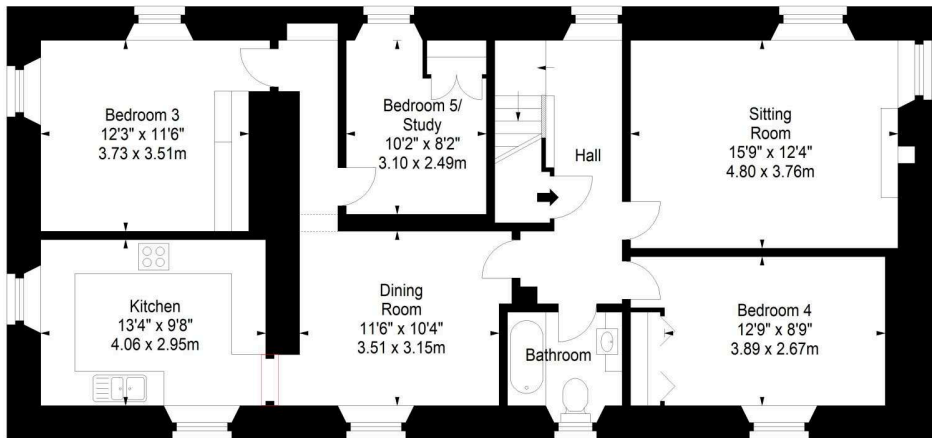
London Road,
Dalkeith,
Midlothian, EH22 1DR



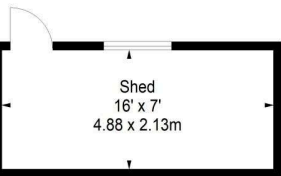
Approx. Gross Internal Area
1550 Sq Ft - 144.00 Sq M
Shed
Approx. Gross Internal Area
112 Sq Ft - 10.40 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Second Floor



First Floor



Ground Floor



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