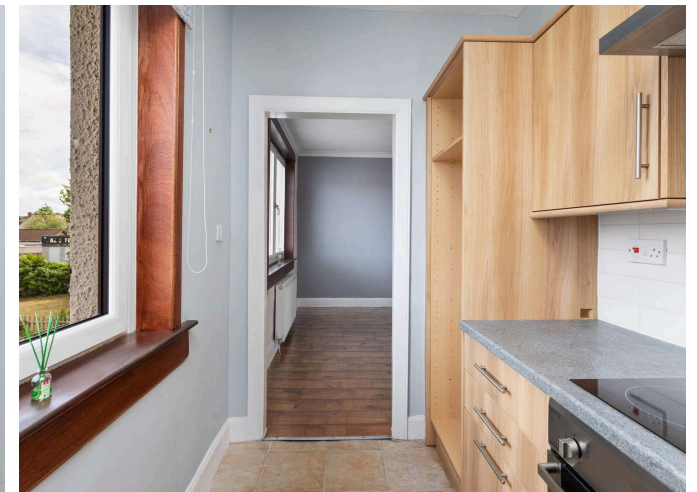


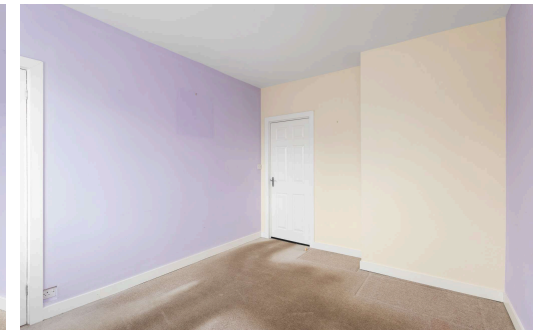
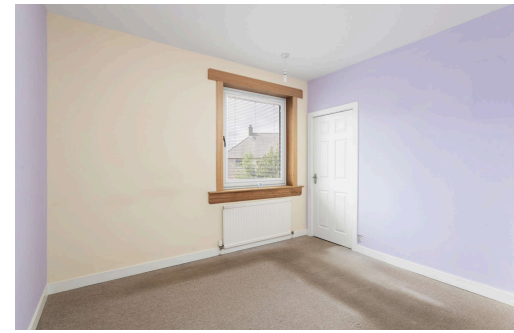
7 Spalding Crescent
Woodburn, Dalkeith, EH22 2AX

A

"7 Spalding Crescent is a bright and spacious two bedroom upper villa, situated in the popular Woodburn area of Dalkeith"

- ENTRANCE HALLWAY
- LIVING / DINING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- REAR GARDEN
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

Dalkeith is one of Midlothian's most popular residential towns and is situated roughly 7 miles south of Edinburgh, ideally situated for commuting into Edinburgh City Centre via the new Borders Railwas which provides a 20 minute commute via the nearby Eskbank station. As well as a range of local specialist shops, Dalkeith offers two further supermarkets, banks, bars and restaurants. Dalkeith Community Sports Centre provides the facilities for various activities. Golf is available nearby at Melville Golf Centre with 9 hole course & driving range. Dalkeith offers an attractive Country Park with Children's Adventure Playground. Dobbies Garden Centre with restaurant and Butterfly World is a popular visitor centre. Edinburgh is easily accessible, both by car and public transport, the latter serving many parts of Lothian and beyond. A short drive north east takes you to the Sheriffhall roundabout, the A1 (Musselburgh), Bypass, A68 and A7. From there the City Bypass takes you to the Airport, M8, M9, M90 and Central Scottish Motorway Network.

DESCRIPTION

7 Spalding Crescent is a bright and spacious, two bedroom upper villa situated in the popular Woodburn area of Dalkeith.

The accomodation, which would make an excellent first time buy or buy to let investment, comprises: entrance stair leading to upper hallway with cupboard off; well-proportioned living room with space for dining table and chairs; kitchen with integrated electric hob and oven with stainless steel extractor hood; generous double bedroom 1 with cupboard off; good sized double bedroom 2 and shower room with mains operated shower.

Further benefits include: gas central heating; double glazing; private garden section to the rear; unrestricted street parking; excellent local amenities and good transport links.

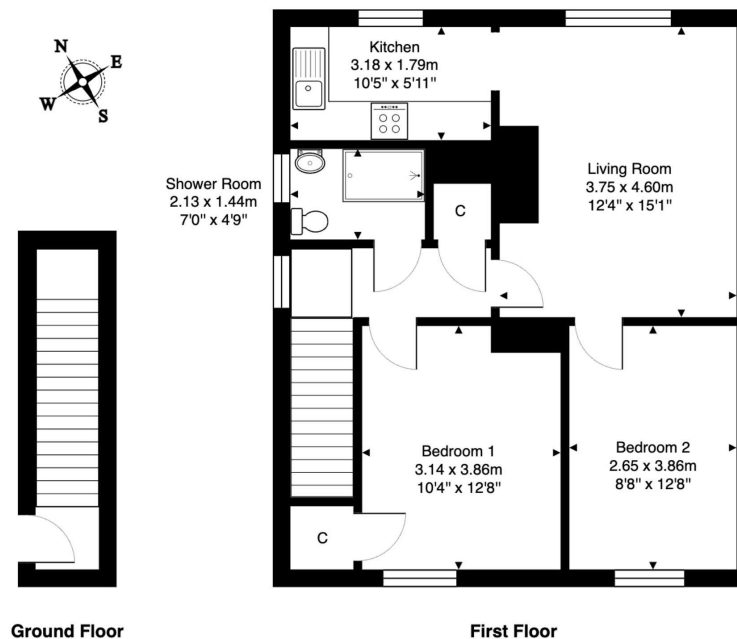
The energy efficiency rating for this property is band C

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



7 Spalding Crescent, Dalkeith, EH22 2AX



Total Area: 66.0 m² ... 710 ft²

All measurements are approximate and for display purposes only.

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Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
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