

28 Bowmans View

Dalkeith
Midlothian
EH22 1EZ







Attractive second floor retirement flat with direct access to the communal gardens and set in a purpose built modern retirement development. Bowmans View is a modern retirement development built in 2007 by McCarthy and Stone and finished to a high standard.

The flats are served by lifts and benefit from a secure entryphone system, CCTV, a part time care manager and a guest suite if required. A large comfortable communal lounge with TV is open to residents and guests. In addition there is a laundry room with washer/ driers. There is a guest suite allowing visitors to stay if required

The building is situated the middle of Dalkeith town centre, offering easy access to a wealth of shops and amenities. Regular bus services run to the surrounding areas and to Edinburgh city centre.

Internally the property is in excellent decorative order throughout and benefits from electric heating, double glazing and good storage facilities including a loft.



Property Details

- Entrance Hallway with store cupboard and loft access hatch.
- Spacious Lounge / Dining Room with south facing window with lovely open outlook.
- Fitted Kitchen with a range of base and wall units. integrated electric hob, oven and extractor. Integrated fridge and freezer. Window to front again with lovely open outlook.
- Double bedroom with built-in mirrored wardrobes and window to the rear.
- Shower room with shower cubicle with mixer shower and drying area. White two piece suite comprising wash hand basin with vanity unit below and W/C. Large cupboard housing hot tank. Electric wall heater.









EXTERNAL

The property is set in attractive, landscaped, and well-maintained garden grounds with seating areas.

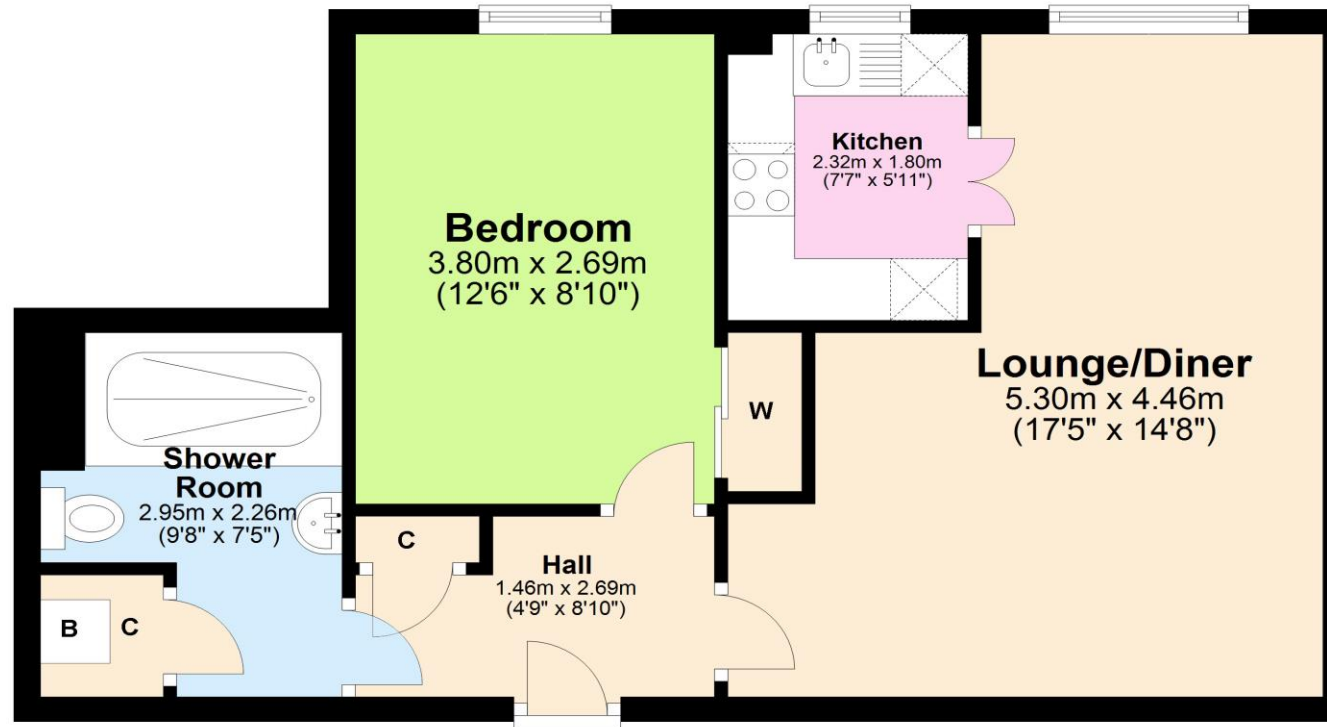
There is an off street private residents parking area.

- EPC Band - B
- Council Tax Band – C



Second Floor

Approx. 45.5 sq. metres (490.2 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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