










Offers Over
£125,000

27c Croft Street

Dalkeith | Midlothian | EH22 3BA

Attractive, generously proportioned ground floor flat, quietly positioned to the rear of this established modern development with communal garden grounds and resident's parking. The property is positioned at the end of peaceful cul-de-sac, yet is located in the heart of Dalkeith's town centre, enjoying excellent amenities, super bus links together with nearby Eskbank Train Station.

-  1 Bedroom
-  1 Public room
-  1 Shower room
-  Communal gardens
-  Resident's parking
-  EPC Rating – C
-  Council Tax Band – C



Description

Offered to the market in move-in condition, this lovely home shall undoubtedly appeal to the first time buyer/ couple or rental investor and merits internal viewing to be fully appreciated. A secure entryphone system provides access into the well kept communal stairwell, with the stylish accommodation comprising; entrance hallway with good storage provisions. There is a sizeable lounge/diner, modern fitted kitchen with appliances included in the sale, good sized double bedroom with built-in wardrobes and a contemporary shower room with walk-in double shower unit. Further benefits include gas central heating with combi boiler and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood.

Gardens, parking and factors

The property is set within well kept communal garden grounds with ample resident's and visitors parking available to the rear of the building. A factoring fee of approx. £50-£60 per month is payable to RMG Scotland for the upkeep of the communal area and includes block buildings insurance.

Viewing

By appointment with Neilsons on 0131 625 2222.





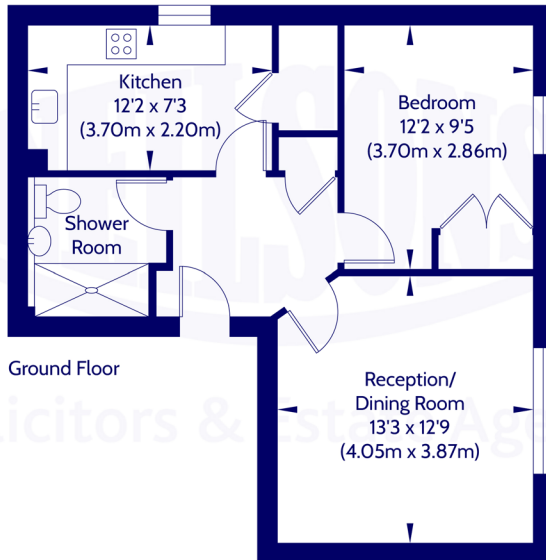
Location

27 Croft Street forms part of a small cul-de-sac in the heart of Dalkeith's town centre, conveniently positioned close to excellent local amenities with large supermarkets to small specialised shops just a short walk away. Reputable schooling is close at hand with Kings Park Nursery and Primary school literally a stone's throw from the property. Excellent green space is in abundance in the area with Kings Park, Newbattle Golf Course, Newbattle Abbey grounds and Dalkeith Country Park all within easy reach providing an ideal location for all. Excellent transport links are nearby with regular bus services providing access to surrounding districts and Edinburgh's city centre with further commuter links available including the City Bypass linking Scotland's main motorway network system and the Borders Railway link has a station at nearby Eskbank.





Approx. Gross Internal Floor Area 47.03 Sq M / 506 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

