



Solicitors & Estate Agents










Offers Over

£230,000

135C High Street

Dalkeith | Edinburgh | EH22 1BE

A generously proportioned first floor apartment, forming part of a handsome B listed period building, bursting with character and a wealth of period features.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  On-street parking
-  Communal gardens
-  EPC rating – C
-  Council tax band - D



Description

The flat enjoys a superb location in the heart of Dalkeith's vibrant high street and has a fantastic choice of amenities on the doorstep, together with easy access to the beautiful open spaces of the area's iconic country park.

The internal accommodation is accessed via secure entry and briefly comprises: main hallway with built-in storage cupboard, attractive front facing reception room with ornate cornice work/frieze, focal fireplace and twin windows with working shutters allowing for high volumes of natural light, well equipped breakfasting kitchen which as been fitted with a range of white base and wall mounted units, complete with coordinated wood worktops, tiling to splash areas and an assortment of built-in appliances, generously sized principal bedroom with beautiful wood flooring, focal fireplace and window shutters, second double bedroom which is quietly located to the rear of the building and benefits from good built-in storage, good sized single bedroom which would work well as a home office, and tiled bathroom with three piece white suite, over-bath shower and splash screen.



This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

All light fittings, floor coverings, white goods and integrated appliances will be included.

Gardens, Parking and Factor

To the rear of the building is a well-kept communal garden which has been laid to lawn, peppered with a variety of shrubs and plants. The garden is fully enclosed and features a dramatic stone wall backdrop, affording the space an air of character.

Viewing

By appointment through Neilsons (0131 625 2222).





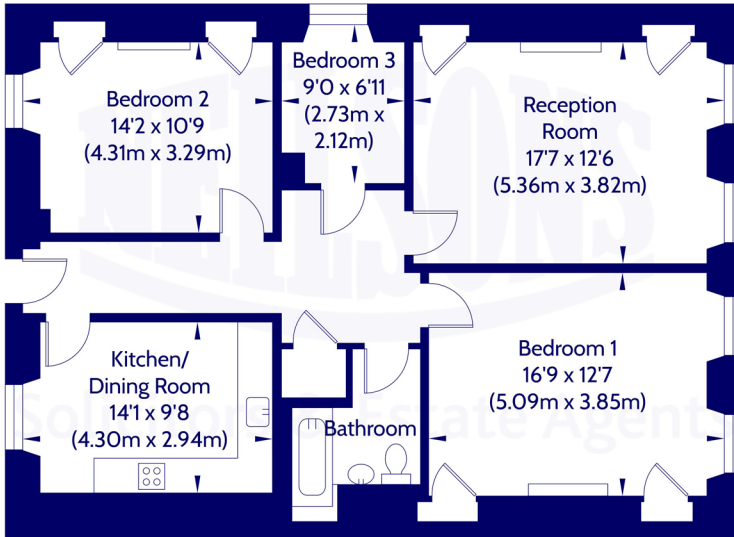
Location

The property enjoys a superb location within the popular Midlothian town of Dalkeith. The high street boasts an excellent choice of cafes, pubs and boutique shops, with a good choice of supermarkets close at hand. There are a host of leisure facilities in the surrounding area to enjoy, including a variety of golf courses, sport facilities and the spectacular Dalkeith Country Park. The property is conveniently positioned for access to excellent commuting links with the A7, A68 and City of Edinburgh Bypass close at hand. Public transport is available in the area linking surrounding districts with the city centre. Train links can also be found at nearby Eskbank with connections to the borders and Edinburgh City Centre.





Approx. Gross Internal Floor Area 94.37 Sq M / 1016 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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