



Solicitors & Estate Agents



Offers Over  
**£120,000**

## 4B Allan Terrace

Dalkeith | Midlothian | EH22 1EW

Lovely two-bedroom upper villa conveniently located within the popular Midlothian town of Dalkeith. Close to excellent local amenities, and convenient transport links, this superb home is ideally suited to first-time buyers, professionals, and buy-to-let investors.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Private garden
- On-street parking
- EPC Band - C
- Council Tax Band - B

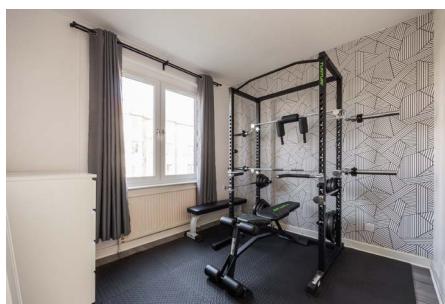


## Description

A welcoming entrance hallway provides access to a generous walk-in storage cupboard, offering excellent practicality for everyday living. The bright and airy lounge diner is front facing and well proportioned, providing ample space for both lounge and dining furniture. Off the lounge, the well-kept kitchen is fitted with a range of included white goods and finished with partial tiling in splash areas, offering a functional and easy-to-maintain workspace.

Bedroom one is a comfortable rear-facing double enjoying pleasant open views, while bedroom two is another well-proportioned double to the front of the property, currently utilised as a home gym. Both bedrooms offer flexibility for a variety of layouts and freestanding furniture. The shower room is partially tiled and fitted with a single shower cubicle, completing the internal accommodation.

Further benefits include gas central heating, double glazing, and newly installed windows in 2023/2024.



## Gardens & Parking

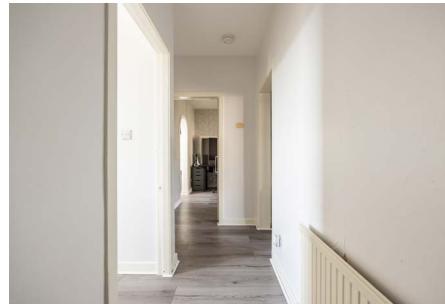
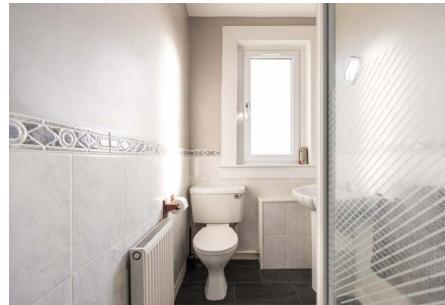
Externally, the property benefits from a private section of the rear garden offering excellent potential for outdoor use. On-street parking is readily available for residents and visitors.

## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, freestanding fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings.

## Viewing

By appointment through Neilsons 0131 625 2222.





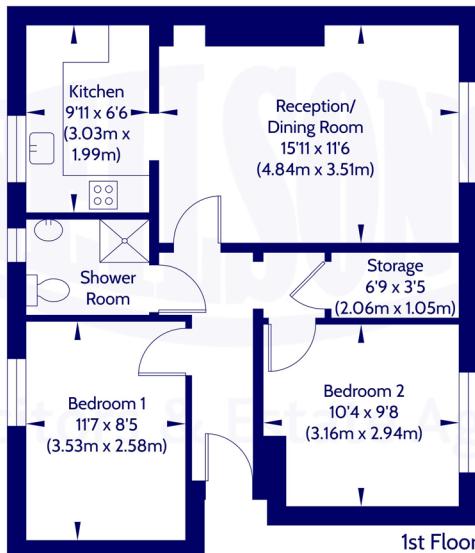
## Location

Allan Terrace enjoys a superb location within the popular Midlothian town of Dalkeith. There are a host of convenient day to day amenities within close proximity including a variety of supermarkets, cafes, pubs and high street shops. There are an array of leisure facilities in the surrounding area to enjoy, including a variety of golf courses, sport facilities and the iconic 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 with a train station at nearby Eskbank with connections to the borders and Edinburgh City Centre. Reputable schooling is within close proximity including the nearby St David's Primary School with Dalkeith Campus and Newbattle High School easily accessible.





Approx. Gross Internal Floor Area 54 Sq M / 584 Sq Ft



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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