



11 Bowmans View, Dalkeith, Midlothian, EH22 1EZ

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McDougall McQueen are delighted to present to the market this delightful ground floor flat which forms part of a peaceful retirement development close to and within walking distance of Dalkeith town centre and all its amenities. The property is set within well maintained shared grounds with residents and guest parking available. The bright accommodation is well proportioned and benefits from electric storage heating and double glazing. The development has lift access, 24-hour care line, House Warden, communal residents' lounge, laundry facilities and guest accommodation.

- Superb location close to all amenities
- Secure entry system
- Entrance hallway with walk-in storage cupboard
- Spacious dining lounge with French doors to the garden, feature fireplace with electric fire
- Fitted kitchen with a range of base and wall units, under unit lighting, electric hob, oven, extractor, and fridge freezer
- Shower room with large shower cubicle, wc, and sink with vanity unit
- Double bedroom with built-in mirrored wardrobes and window

to the garden

- Electric storage heating and double glazing
- Residents must be minimum of 60 years of age, or in the case of a couple, one party can be 55 years or age or above. The development is factored by First Port with a fee of approx £240.00 per month. This covers cleaning, lighting, & maintenance of communal areas, together with the lift, services of the House Manager, 24 hour alarm & Block Buildings Insurance



Location

The property is in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned, being in the town centre, to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, and the usual range of banks, building societies and post office. Leisure wise the choice is excellent and includes several bars, restaurants, and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park is close by and the surrounding countryside will undoubtedly afford hours of pleasure. Schooling is well catered for from nursery to senior level. An efficient public transport network operates throughout Dalkeith and further afield and the city by-pass provides easy access to the surrounding areas of Edinburgh and other motorway networks.

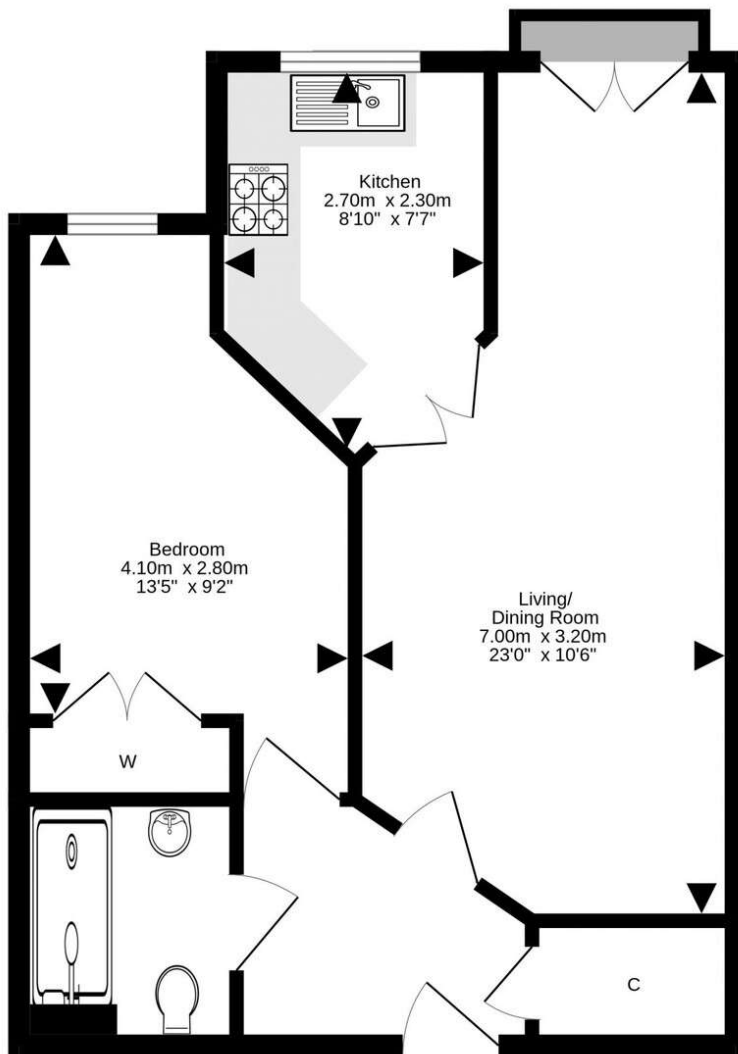
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and integrated appliances. No warranty applies to any integrated appliances or movable goods included in the sale. Other items including furniture may be available by negotiation.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

