





McDougall McQueen are delighted to present to the market this bright and spacious two-bedroom traditional semi-detached house providing lovely accommodation over two levels, located in an excellent quiet spot and yet close to town centre in the ever-popular town of Dalkeith. Ideal for first time buyers, professional couples, and those with young families the property is close to local shopping and is a stone's throw from the local primary school, the highly regarded King's Park. The property is presented to the market in good clean condition throughout.

- Excellent location close to the town centre and local schooling
- Quietly situated this is a real find
- Main door from the courtyard
- Spacious living and dining room with fireplace, feature port hole window to the rear, and window to the side, stairs to the upper level, and walk-in store cupboard
- Fitted kitchen with a range of base and wall units with Belfast sink, induction touch control hob, double oven,

- extractor, free standing fridge, and free-standing freezer
- Upper hallway with window to the front, tank cupboard and overhead storage
- Main bedroom with dual aspect windows
- Bedroom two with window to the rear
- Family shower room with walk-in shower base and electric shower, wc, sink with vanity unit, and towel radiator
- Gas central heating and double glazing (except for the port hole window)



Location

The property is in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned in an ideal location to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, Lidl, Aldi, and the usual range of banks, building societies and post office facilities. Leisure wise the choice is excellent and includes several bars, restaurants, and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park and numerous golf courses are 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. The Borders and Edinburgh rail link also has many stations nearby providing easy access to Edinburgh city centre within 20 minutes.

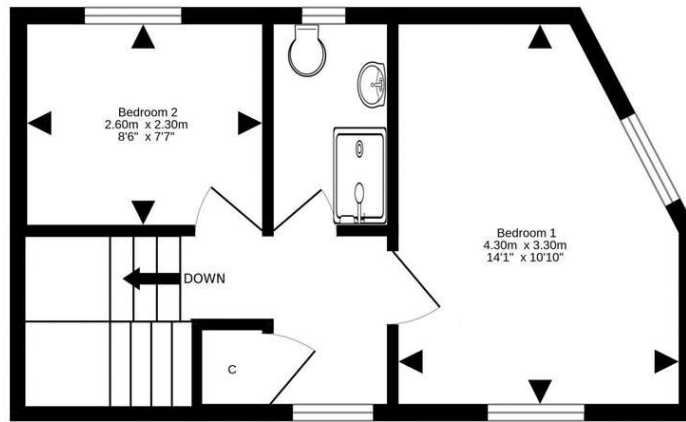
Extras

Included in the sale are Floor coverings, light fittings, blinds where fitted, all integrated appliances, fridge, and freezer. No warranty applies to any appliances or other movable items included in the sale. Other items may also be available by negotiation.

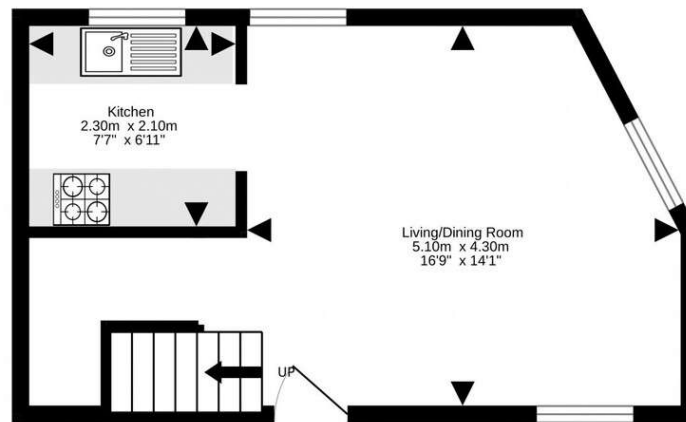
Price & Viewing

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

EPC Band - D



1st Floor



Ground Floor



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.

