



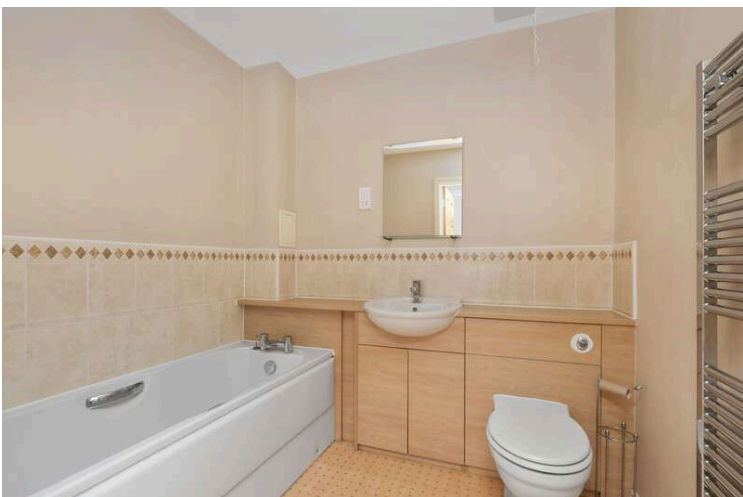
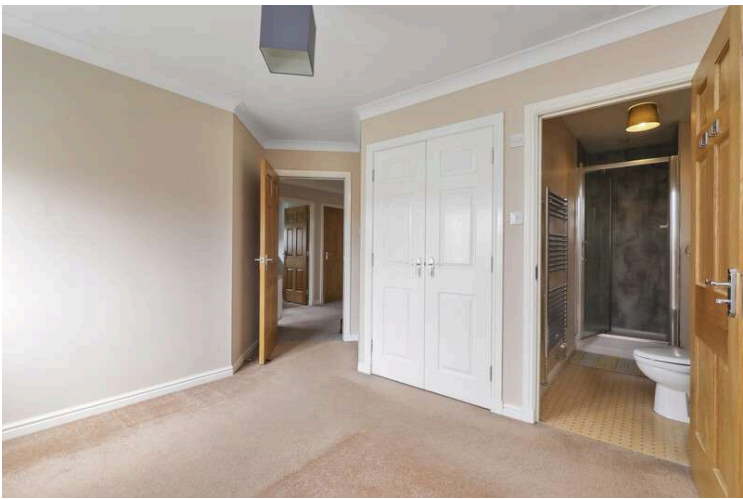
7G, Miners Walk, Dalkeith, Midlothian, EH22 2AL

www.mcdougallmcqueen.co.uk



McDougall McQueen are pleased to present to the market this delightful two-bedroom, two-bathroom, top (2nd) floor flat, set in a modern, factored apartment block, quietly located on the northern outskirts of Dalkeith, Midlothian. Conveniently located this property is ideally placed to take advantage of all the transport links, local shopping and schooling Dalkeith has on offer. Ideal for first time buyers, professional couples or for those with a young family. The property has been well maintained throughout and benefits from double glazing, gas central heating, communal garden grounds, bin and bike store, and comes complete with an allocated parking space as well as ample additional visitor parking.

- Superb location in a modern residential estate
- Secure entry system
- Entrance hallway with store cupboards and loft access
- Lovely bright and spacious living and dining room with large bay window to the front
- Modern fully fitted kitchen with a range of base and wall units, gas hob, extractor, oven, integrated washer dryer, and integrated fridge freezer
- Main bedroom with built-in wardrobes
- En-suite shower room with shower cubicle, wc and sink with combined vanity unit, and fitted towel radiator
- Bedroom two with built-in wardrobes
- Family bathroom with three-piece white suite and fitted towel radiator
- Gas central heating and double glazing
- Allocated and visitor parking
- Bin and bike store
- Communal garden grounds



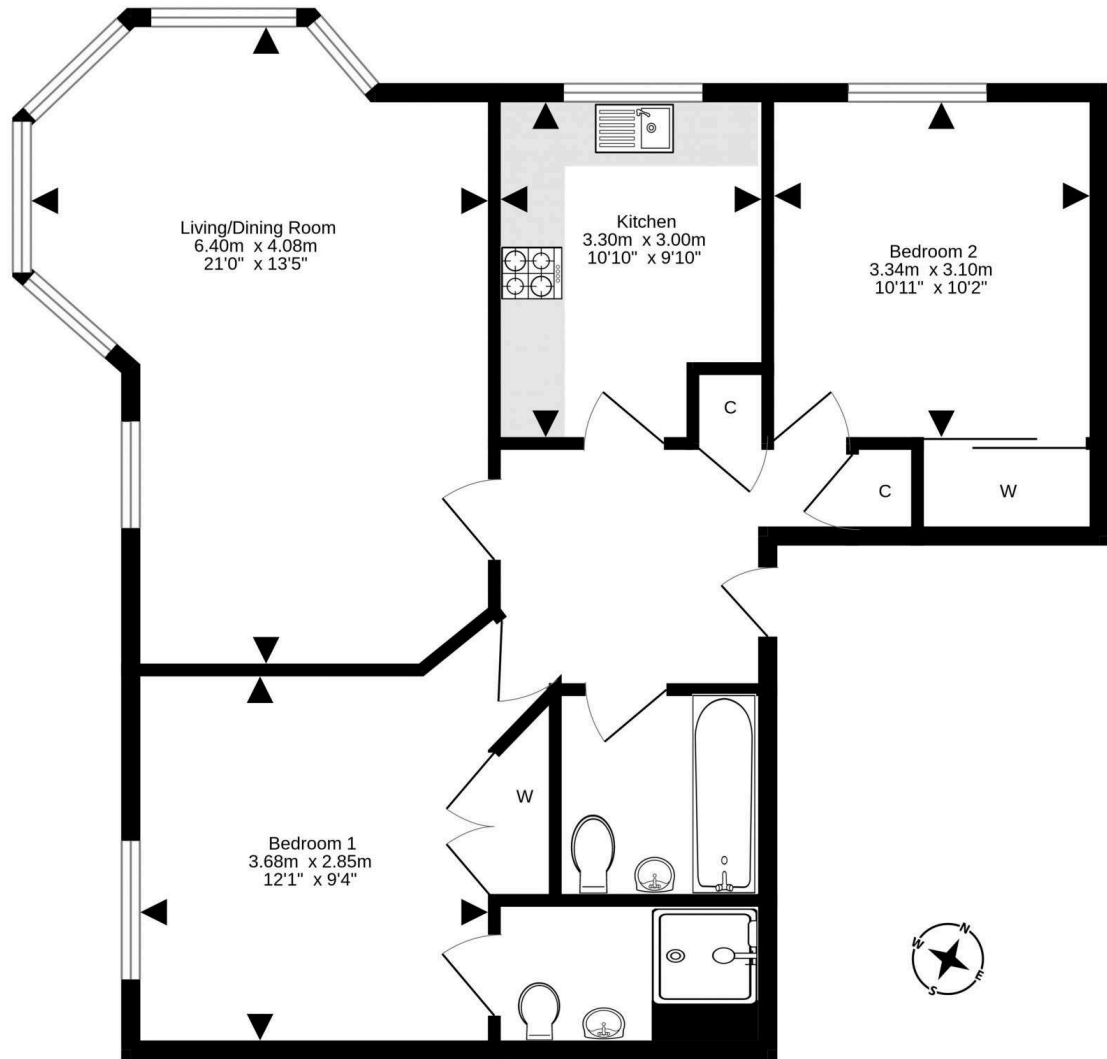
Location

The vibrant Midlothian town of Dalkeith is positioned just eight miles from Edinburgh city centre on the banks of the River North Esk on the route of the A68. It provides excellent local amenities with large supermarkets like Tesco, Morrisons and Lidl to an array small specialised shops and restaurants on its busy High Street. Reputable schooling is close at hand with Kings Park Nursery and Primary school and Dalkeith High School Campus. Excellent recreational facilities and green space is plentiful in the area with Kings Park, Newbattle Golf Course, Newbattle Abbey grounds and Dalkeith Country Park all within easy reach making Dalkeith an ideal location for all the family. In addition, the area is served by superb transport links with a regular bus services providing access to surrounding districts and Edinburgh's city centre with further commuter links available including the A68, A1 and the Edinburgh City Bypass linking Scotland's main motorway network, with the Borders Railway link with stations at nearby Eskbank and Newtongrange Dalkeith really makes the ideal choice for the commuter however they chose to travel.

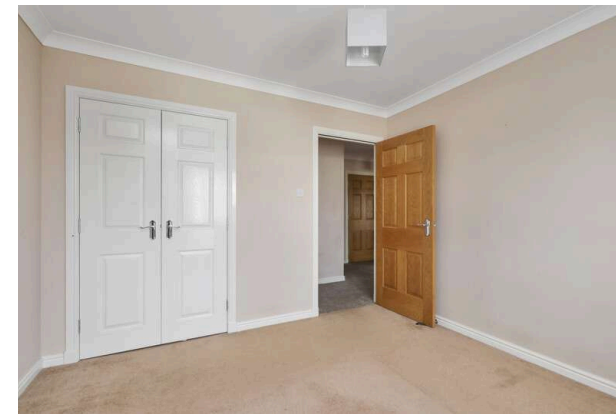
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliance, white goods, or movable items as these are deemed sold as seen.

EPC Band - B



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.

