



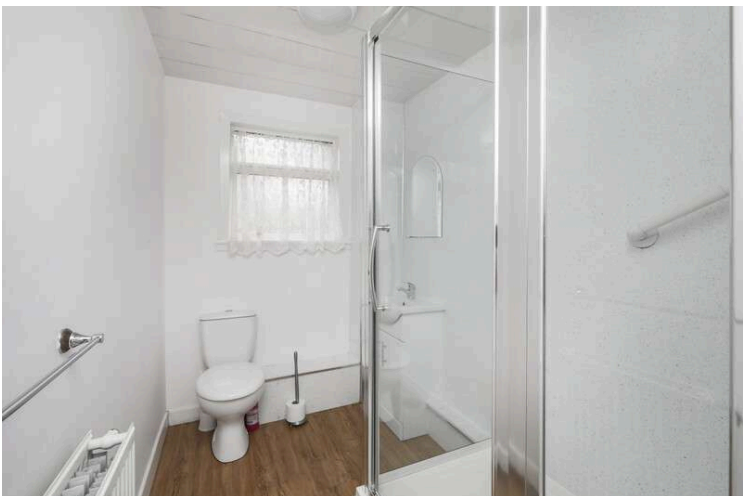
49 Waterfall Walk, Dalkeith, Midlothian, EH22 2LF

www.mcdougallmcqueen.co.uk



Welcome to Waterfall Walk, a fabulous opportunity for the first time buyer, investor or small family, this two bedroom ground floor flat offers bright and spacious accommodation with well-proportioned living space. The property is ideally located in a popular residential area within the Midlothian town of Dalkeith close to many local amenities, schooling and transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with good storage facilities.
- Living with a lovely open outlook.
- Breakfasting kitchen with a range of wall and base units along with white goods.
- Double bedroom front facing.
- Rear facing double bedroom.
- Bathroom presented as a shower room, comprising WC, wash hand basin and shower cubicle.
- Gas central heating.
- Double Glazing.
- Communal drying area.
- Storage Cupboard in stairwell.
- Residents and visitors parking.



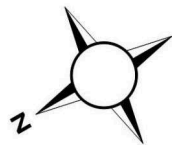
Location

Waterfall Walk is situated in the historic market town of Dalkeith and is well served by a wide range of excellent local amenities. Within easy walking distance of the property there is Dalkeith's main shopping thoroughfare where there is a good selection of everyday shops, good restaurants, a large Morrisons supermarket, banks, a post office, well stocked library and lovely parks. Dalkeith Country Park is only a short distance away and offers beautiful walks, cycle paths, children's play area, a newly refurbished restaurant, coffee shop and gift store. Excellent public transport services operate to and from the city centre and to surrounding areas and there is also easy access to Edinburgh's city bypass which provides excellent links to all the main motorway networks both East and West. There are also good schools within the local catchment area at both primary and secondary levels.

Price & Viewing

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

EPC Band - C



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk

www.mcdougallmcqueen.co.uk

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.

espc

Mc
McQueen