



 Disabled Person  
Please Leave Parking Space

24 Gibraltar Gardens, Dalkeith, Midlothian, EH22 1EF

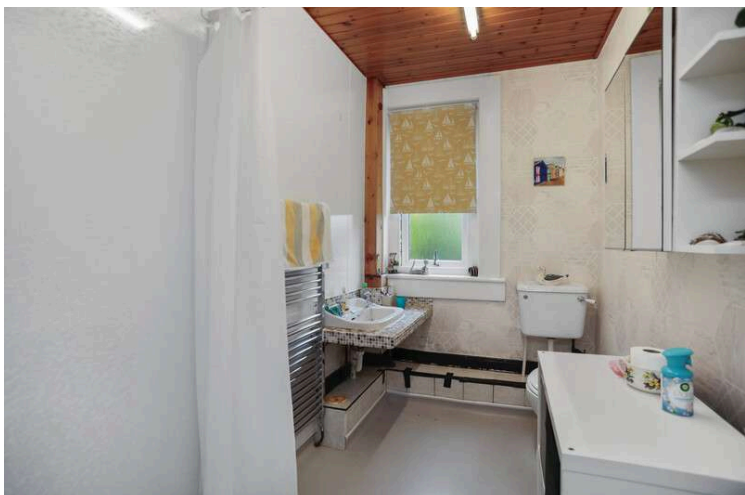
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Looking for your first property, needing more space, or looking for an investment property, welcome to 24 Gibraltar Gardens. McDougall McQueen are delighted to present to the market this spacious three-bedroom ground floor main door floor flat situated in a popular residential location in the bustling town of Dalkeith, Midlothian. The property is positioned close to all local amenities and is only a short walk from Dalkeith High Street. The accommodation is presented in good clean condition throughout with good sized private garden grounds to the front and rear. This property is ideal for first time buyers, families, and investors alike.

- Superb opportunity to purchase a spacious home close to all amenities
- Main door entry
- Entrance vestibule with store cupboard
- Hallway
- Spacious living room with bay window, electric fire and fire surround, open shelved storage with small cupboard below
- Fitted kitchen with a range of wall and base units, gas cooker, extractor and access to the rear garden
- Bedroom with window to the rear, open shelved storage,

- with wardrobes included in the sale
- Bedroom with window to the front and built-in wardrobes
- Bedroom three with window to the front and built-in wardrobes
- Family shower/wet room with shower, wc, sink and towel radiator
- Gas central heating and new double glazing
- Private garden grounds to the front and rear, ideal for outside entertaining and relaxation
- Ample on street parking



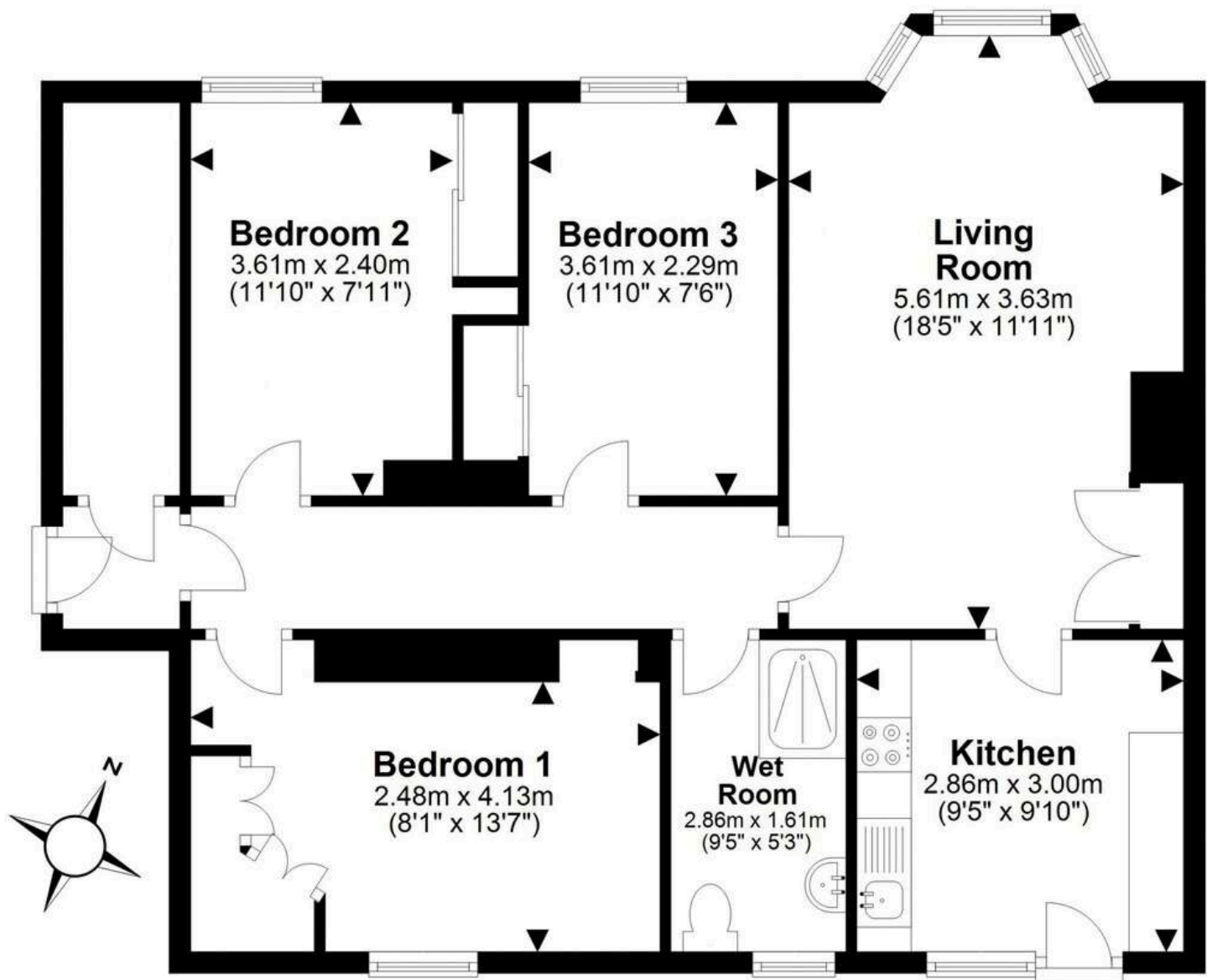
## Location

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 bypass 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.

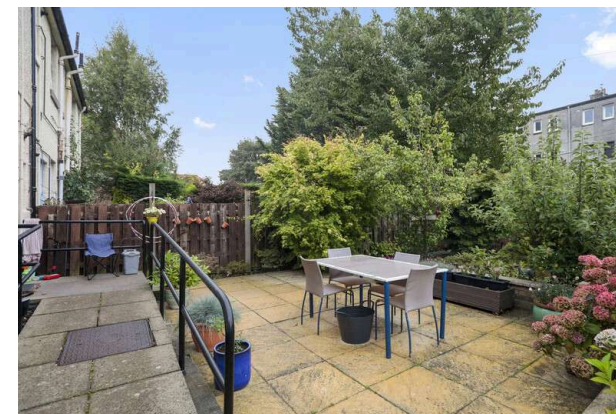
## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, gas cooker, extractor, fridge freezer, wardrobes in bedroom one, and the garden sheds. No warranty applies to any integrated or free-standing white goods included in the sale and these items are sold as seen. Other items may be included subject to negotiation and offer.

EPC Band - C



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



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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.

