



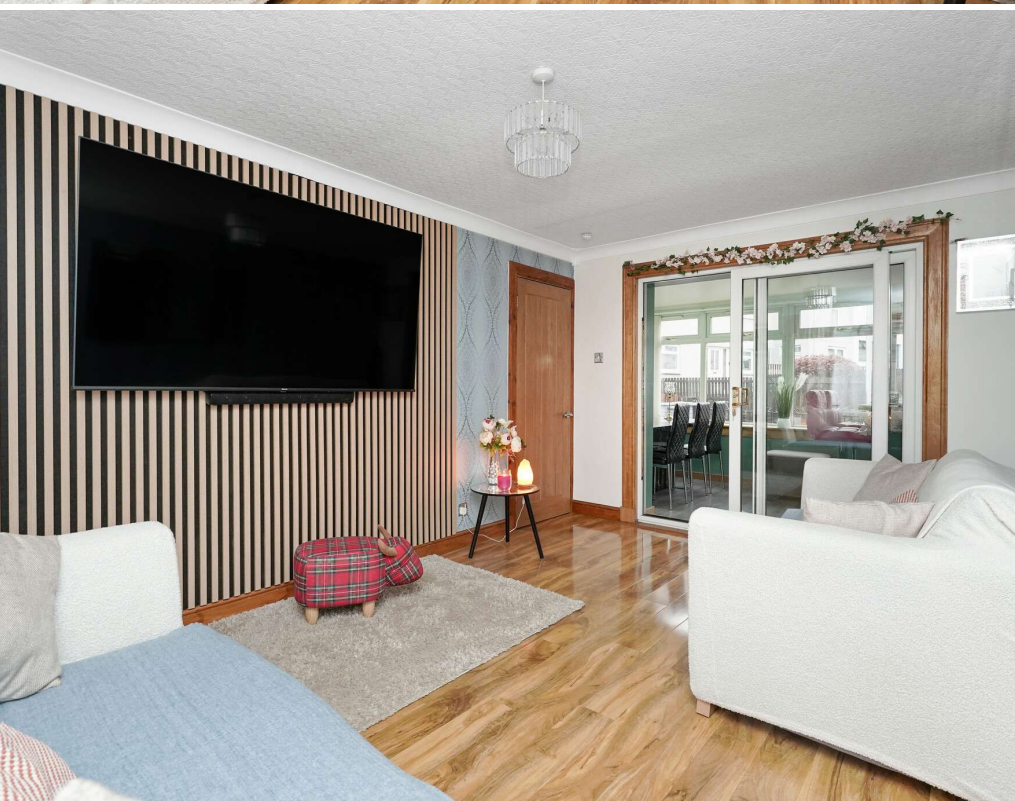
14 Pankhurst Loan, Dalkeith, Midlothian, EH22 2LP

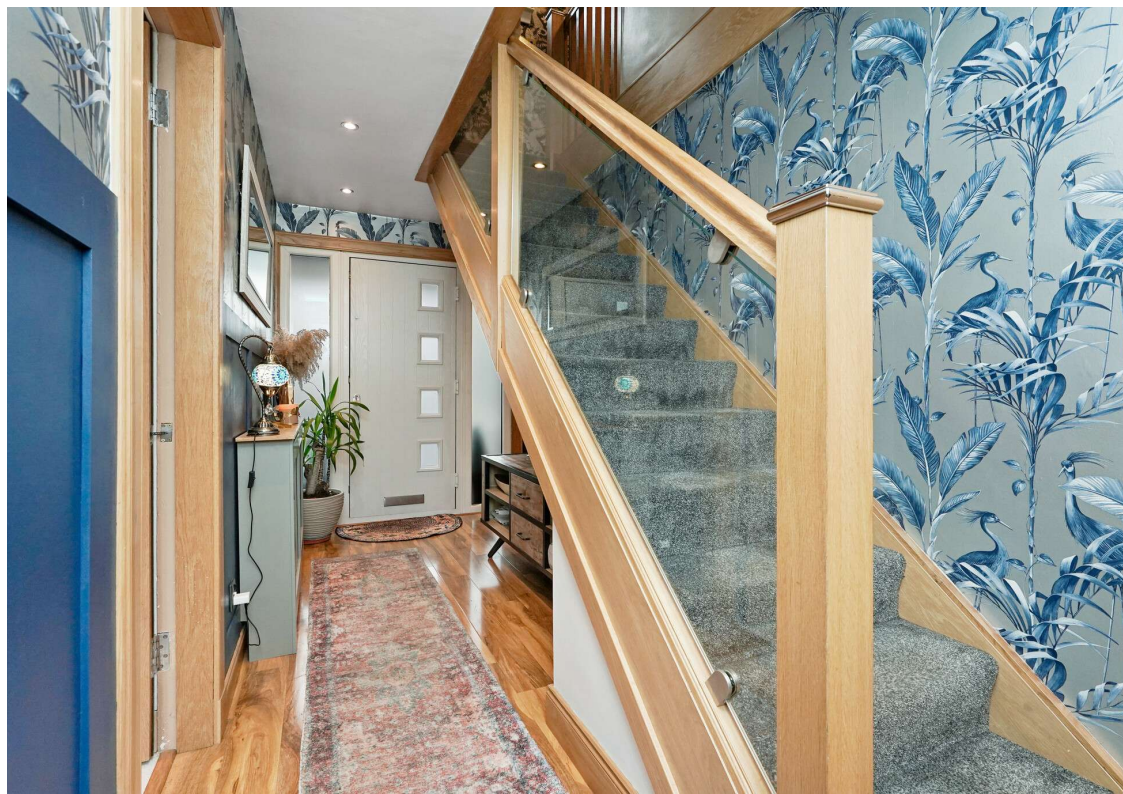


Welcome

Welcome to 14 Pankhurst Loan, Dalkeith, a stunning turnkey property suitable for young families, first-time buyers, and professional couples. McDougall McQueen are delighted to present to the market this spacious, three-bedroom, two-bathroom, two public room, extended terraced house situated in a quiet cul de sac location, within a popular residential area of Dalkeith, Midlothian. The property is within walking distance to all schooling and local amenities, making it ideal for a host of potential purchasers. Presented in walk-in condition throughout having been improved and enhanced by its current owners, the property benefits from double glazing, gas central heating, private garden grounds to the front and rear, with a gated driveway providing off-street parking, and garden sheds with light and power. Viewing is by appointment and should be made at your earliest convenience.

- Reception hallway with built-in storage and bespoke glass balustrade staircase
- Living room with rear facing window and patio doors to the garden/dining room
- Garden/dining room with built-in bar
- Stunning modern fitted kitchen with French doors to the rear and window to the front, a range of handleless grey gloss units, composite sink, quality worktops and splashback, a host of integrated appliances and under counter washing machine
- First floor hallway with built-in storage, window to the front, and stairs to the second floor
- Double bedroom with built-in mirrored wardrobes
- Double bedroom with full width mirrored wardrobes
- Family shower room, shower cubicle with raindrop shower and attachment, wc and sink,
- Staircase with built-in lighting to the second floor
- Double bedroom with built-in mirrored wardrobes, Dormer window to the rear providing stunning views towards Edinburgh and beyond
- Lovely family bathroom with dormer window to the rear
- Double glazing and gas central heating
- Gated driveway for off street parking
- Private garden grounds which make the ideal space for outside entertaining, including wooden outbuildings with light and power





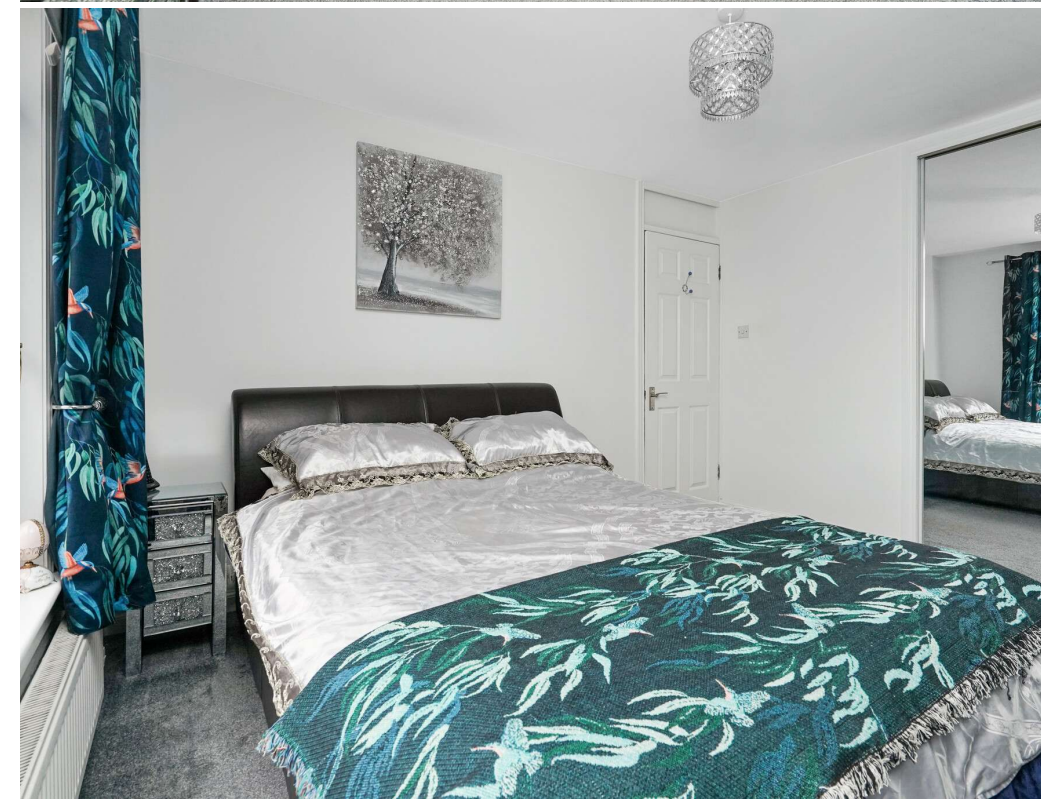


Dalkeith

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

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliance, free standing white goods or any other movable items included in the sale. The washing machine and assorted items of furniture will be available by negotiation if required.





Get in touch

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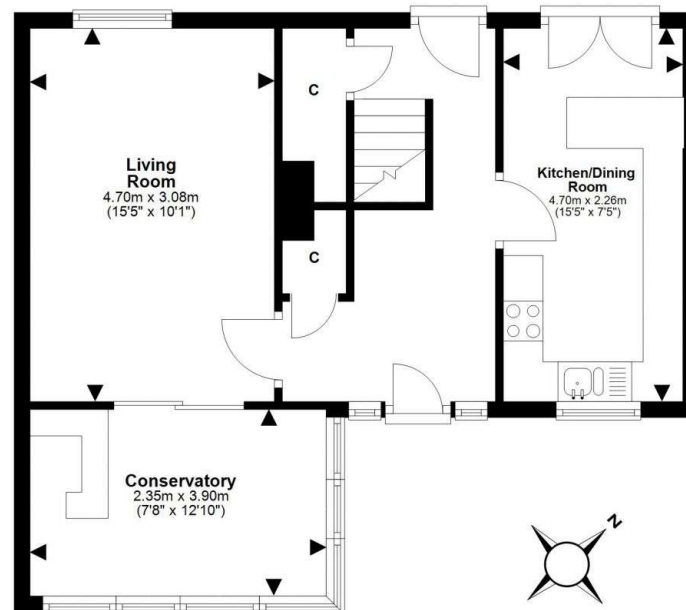
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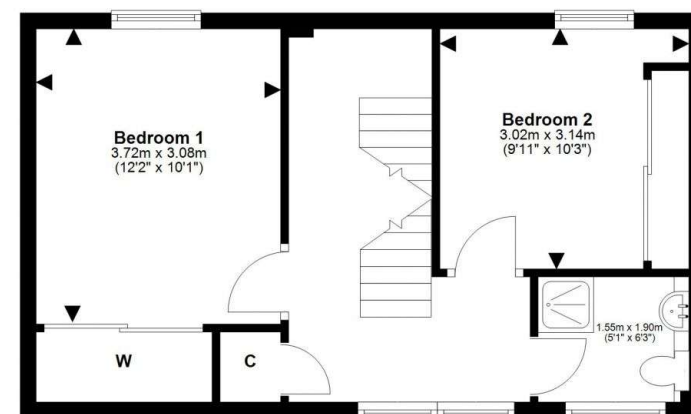


Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted 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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

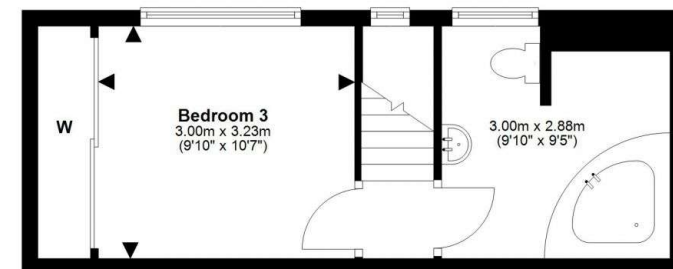


Ground Floor

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.



First Floor



Second Floor