



91 Bruce Gardens

Dalkeith, Edinburgh, EH22 2LB


northwood



Brought to market in walk-in condition, this two-bedroom second-floor flat offers spacious interiors with a blank canvas of décor throughout. It features a charming living area, a well-appointed kitchen, and a three-piece bathroom. It has great storage as well, and faces to the east and west capturing lots of sun throughout the entire day. Forming part of an established residential development, this home also has a desirable location in popular Dalkeith. It is set beside a mature woodland, within easy reach of the town's amenities, schools, and transport links. Edinburgh city centre can be reached in as little as 30 minutes by car as well.

Reached via a shared entrance and stairwell, the flat's front door opens into a welcoming hall with built-in storage. The living room is to the left. It is spaciouly proportioned for an assortment of furnishings and it is neutrally decorated, providing buyers with a clean slate that is easy to dress and style. Soft carpeting adds the finishing touch of comfort to this lovely reception area. Openly accessed from the hall, the neighbouring kitchen also has a spacious footprint with a well-appointed range of cabinets at base level, topped with sweeping worksurfaces. Neutral splashback tiles tie the design together. A freestanding electric cooker, a fridge/freezer, and a washing machine are included.

- Second-floor flat in walk-in condition
- Excellent location in Dalkeith
- Blank canvas of décor throughout
- Welcoming entrance hall with storage
- Living room that is bright and airy
- Spacious, well-appointed kitchen
- Two double bedrooms (one with storage)
- 3pc bathroom with overhead shower
- Communal garden
- Unrestricted on-street parking area
- Gas central heating and double glazing
- EPC Rating - C





“The neighbouring kitchen also has a spacious footprint with a well-appointed range of cabinets at base level.”







Meanwhile, the two double bedrooms are both bright and airy. They are enhanced by neutral décor and both are laid with wood-style floors that are easy to maintain. The principal bedroom also features two built-in cupboards for on-hand storage. Finishing the accommodation is a three-piece bathroom, presented with neutral decoration and tile work around the wet areas. It includes a toilet, a pedestal washbasin, a towel radiator, and a bath with an overhead shower. Gas central heating and double glazing ensure year-round comfort.

Outside, there is an unrestricted on-street parking area which provides ample space for homeowners and visitors alike. In addition, there is a communal garden.

Extras: all fitted floor coverings, light fittings, an electric cooker, a fridge/freezer, and a washing machine to be included in the sale.

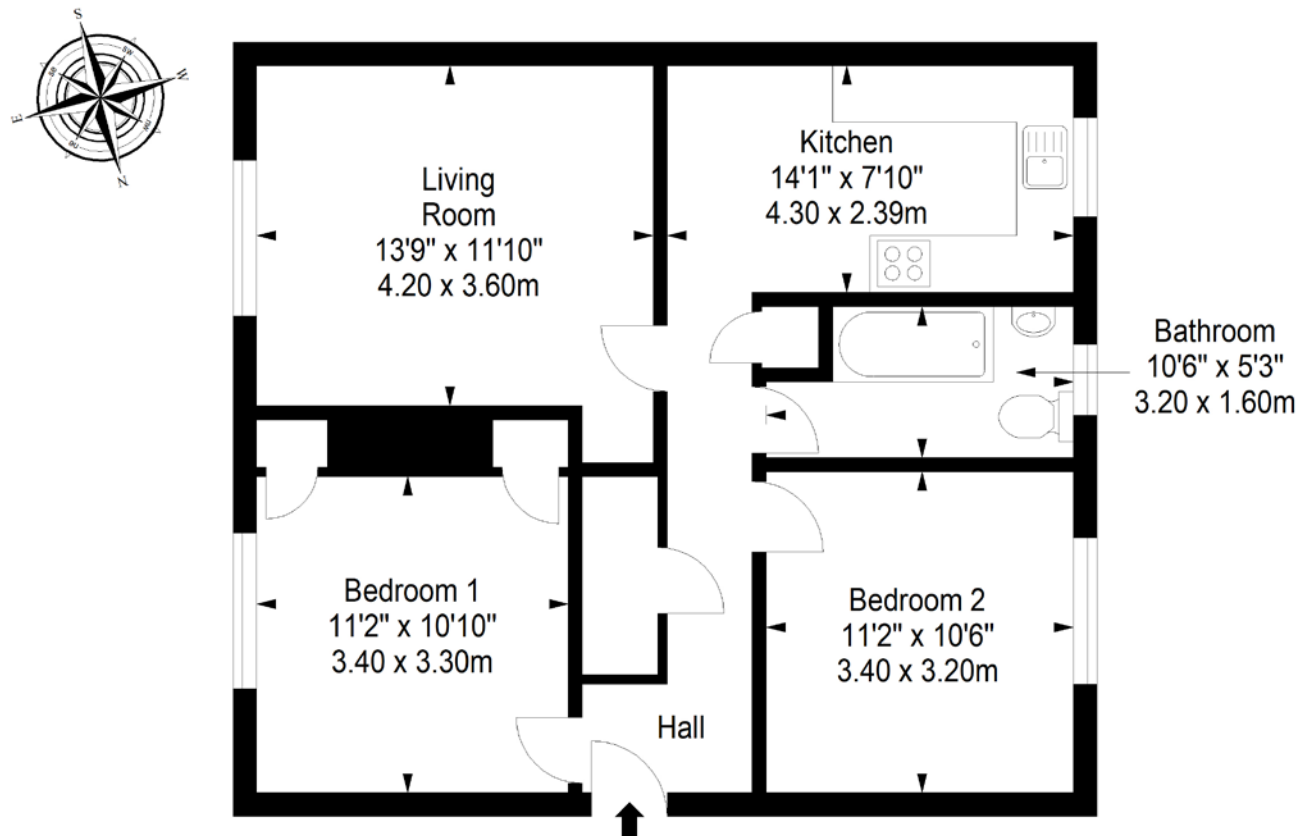


Nestled in the beautiful Midlothian countryside, yet just eight miles southeast of Edinburgh, the historic town of Dalkeith has seen its popularity soar in recent years, thanks to the reopening of the Borders Railway between the Scottish Borders and Edinburgh, calling at Eskbank station. With its picturesque setting between the northern and southern forks of the River Esk, not to mention fantastic transport links and local amenities, Dalkeith is an ideal choice for families and professionals looking to escape the hustle and bustle of the capital. In the traditional town centre a diverse blend of independent shops and high-street retailers cater for everyday essentials, and these are supplemented by several large supermarkets nearby. Residents of Dalkeith also have no shortage of outdoor pursuits right on their doorstep, from tranquil riverside walks to a relaxed round of golf at one of the many prestigious courses nearby. Dalkeith Country Park also promises a fun-filled family day out, with activities for all ages and interests, including Fort Douglas – a woodland adventure playground of tree houses, bridges and secret tunnels! Excellent nursery and primary education is provided at a choice of local primary schools, followed by secondary education at the purpose-built Dalkeith Schools Community Campus, which accommodates Dalkeith High School and St. David's Roman Catholic High School. Dalkeith is exceptionally well connected, owing to comprehensive public bus services and rail links between Eskbank station and Edinburgh Waverley. Close proximity to Edinburgh City Bypass also allows convenient travel to Edinburgh International Airport and the M8/M9 motorway network.

Floorplan

Second Floor

Approx. 66.6 sq. metres (716.9 sq. feet)



Total area: approx. 66.6 sq. metres (716.9 sq. feet)



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