



## Spacious

Three bedroom, tenanted lower flat



Calling all landlords! We are pleased to bring to the market this attractive and spacious, three bedroom, tenanted lower flat, situated in a quiet residential street in the heart of Dalkeith, close to excellent local amenities and transport links. The accommodation consists of an entrance vestibule and hallway, a bright dining living room, with a bay window, built-in shelving, space for a dining table and chairs and has direct access into the kitchen. The kitchen has a range of modern fitted units, appliances and has access to the rear garden. There are three double bedrooms and a family bathroom. To the rear there is an area of private garden, laid to lawn and there is also a garden shed. There is on-street parking. This is a fantastic investment opportunity, with tenants already in place.



## Key Features

Entrance vestibule and hallway

Dining living room

Kitchen

Three double bedrooms

Bathroom

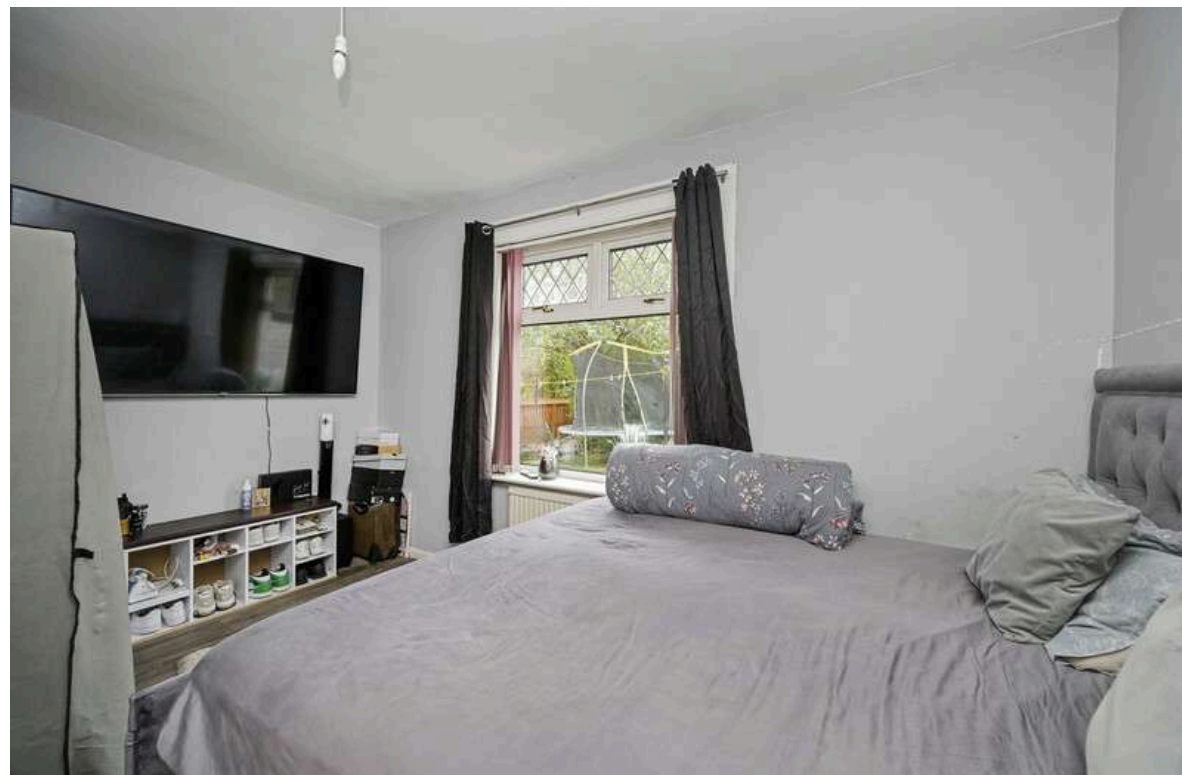
Double glazing

Gas central heating

Private garden

On-street parking

Tenants already in place



## Dalkeith

The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is an excellent range of local shops on hand, including Lidl whilst further shopping is available in nearby Bonnyrigg. The immediate vicinity lends itself to relaxing country walks; including those within Dalkeith Country Park and there is a fantastic selection of golf courses nearby. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus also easily accessible. There are well-organized public transport links which operate to Edinburgh and beyond and the Borders Railway link has a station at nearby Eskbank.



## Extras

All fitted floor coverings, oven, hob, washing machine, fridge freezer and shed are included in the sale (no warranties given).

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

C

## Home Report Valuation

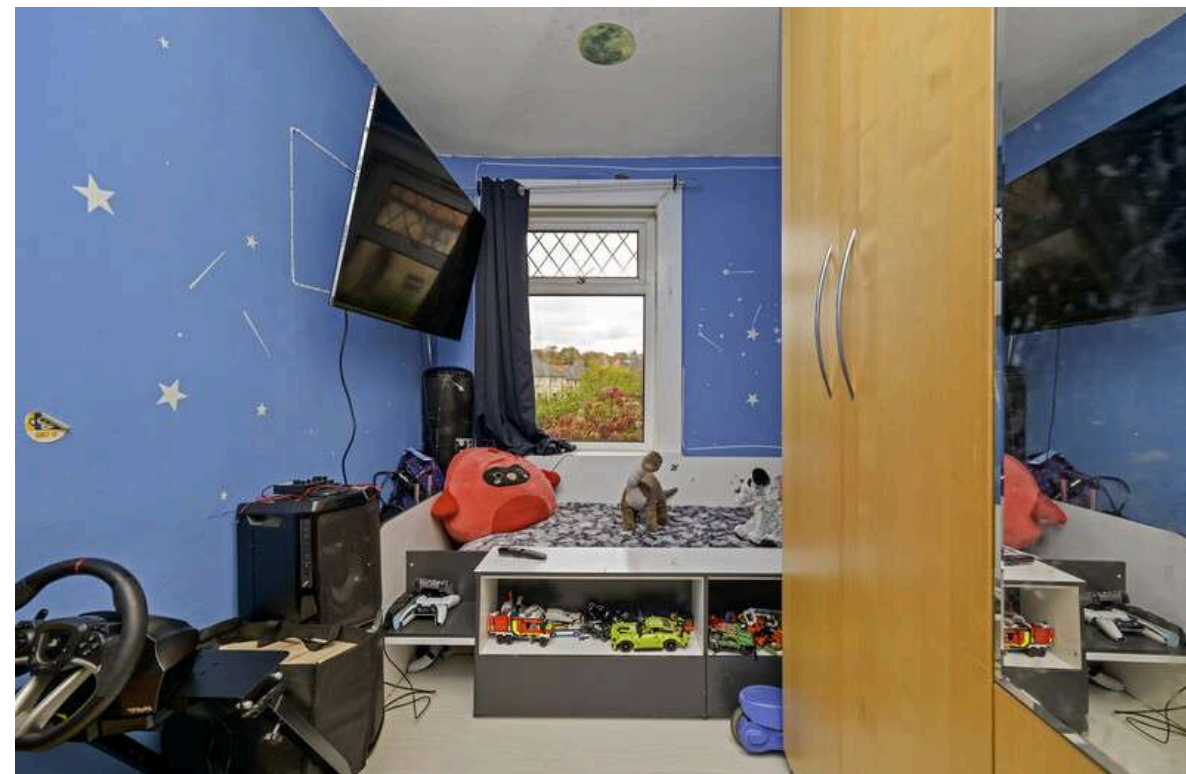
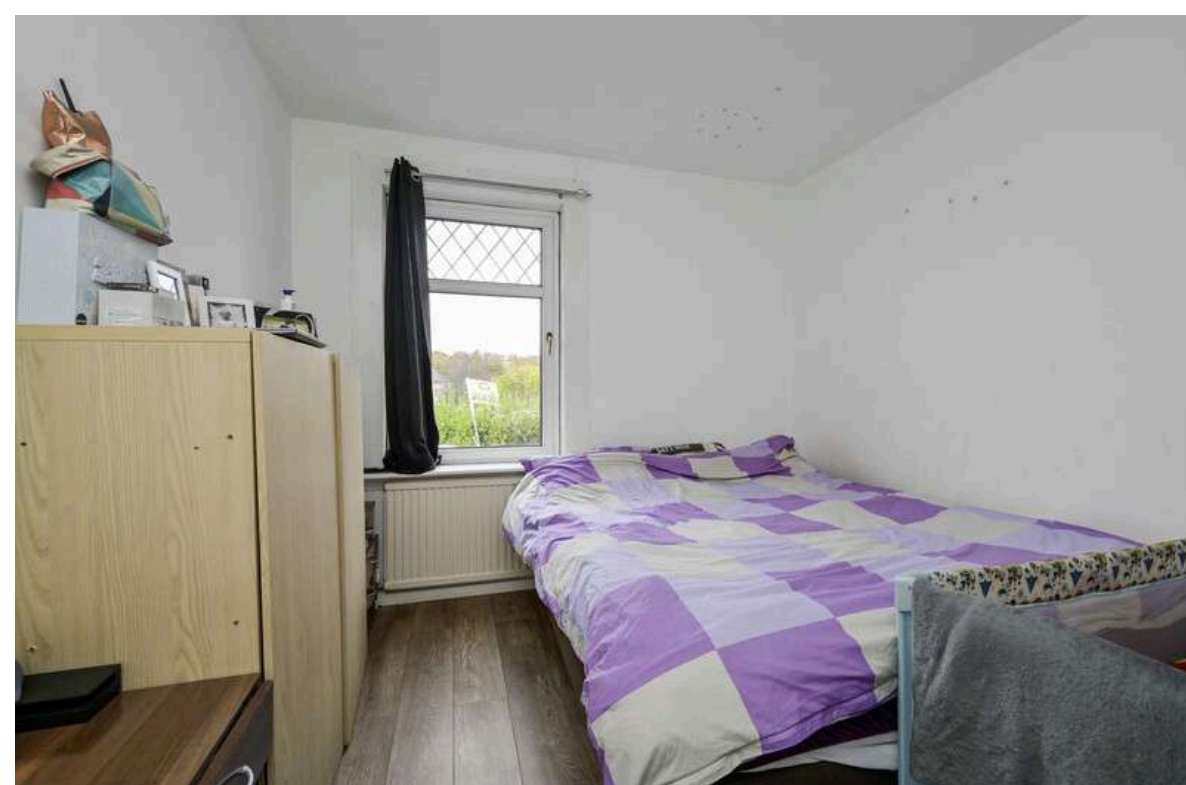
£145,000

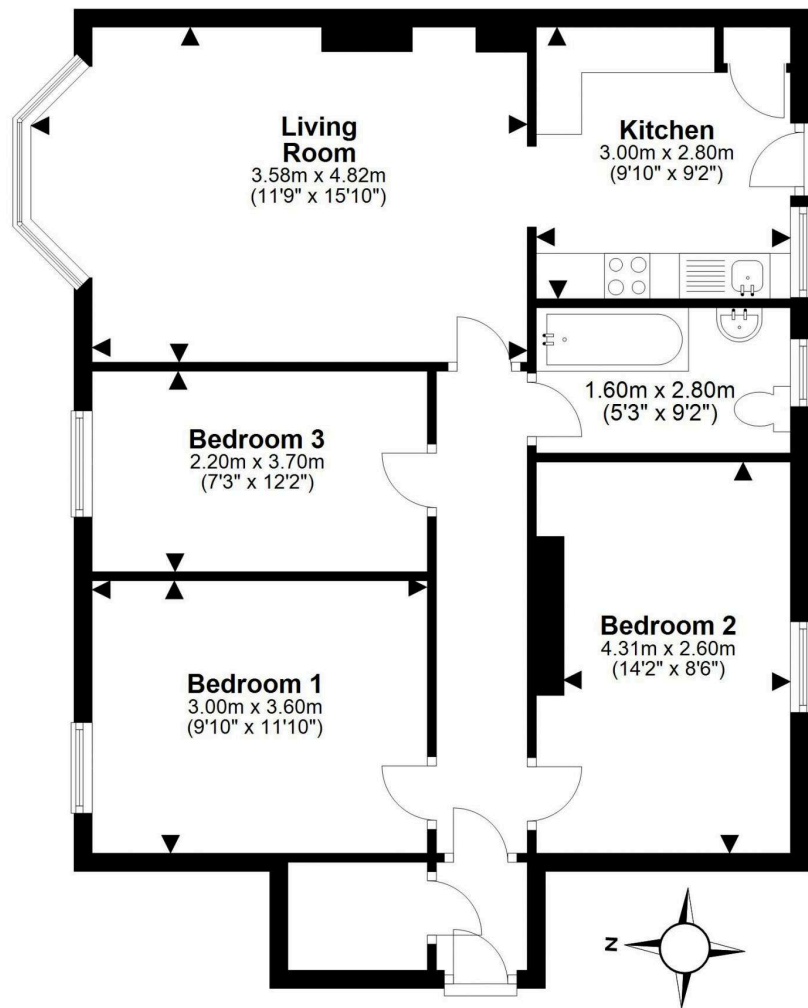
## EPC Rating

C

## Tenure

Free hold





Total area: approx. 69.6 sq. metres (749.2 sq. feet)

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.



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