



Accessible Housing
SCOTLAND

2A Duke Street
Dalkeith, EH22 1BG



This beautifully presented, modern, ground floor flat is quietly located in the popular Midlothian town of Dalkeith, close to a wide range of local amenities including shops, bars and cafes. There are convenient public transport links to Edinburgh and surrounding areas and the City Bypass is also easily accessible. Nearby are lovely outdoor areas at Dalkeith Country Park and Kings Acre Golf Course which offers peaceful walks.

The accommodation comprises: welcoming hallway, lovely bright open plan Kitchen/livingroom, with large balcony located off. Spacious double bedroom with fitted wardrobe and access again to the balcony. Large bathroom with shower over bath, GCH and double glazing, on-street parking. Externally, the property benefits from a communal courtyard and on street parking.

Key Points:

- Ground Floor Access
- Private Balcony
- Open-Plan Living
- Excellent Transport Links
- Shops & Cafes Nearby





Location

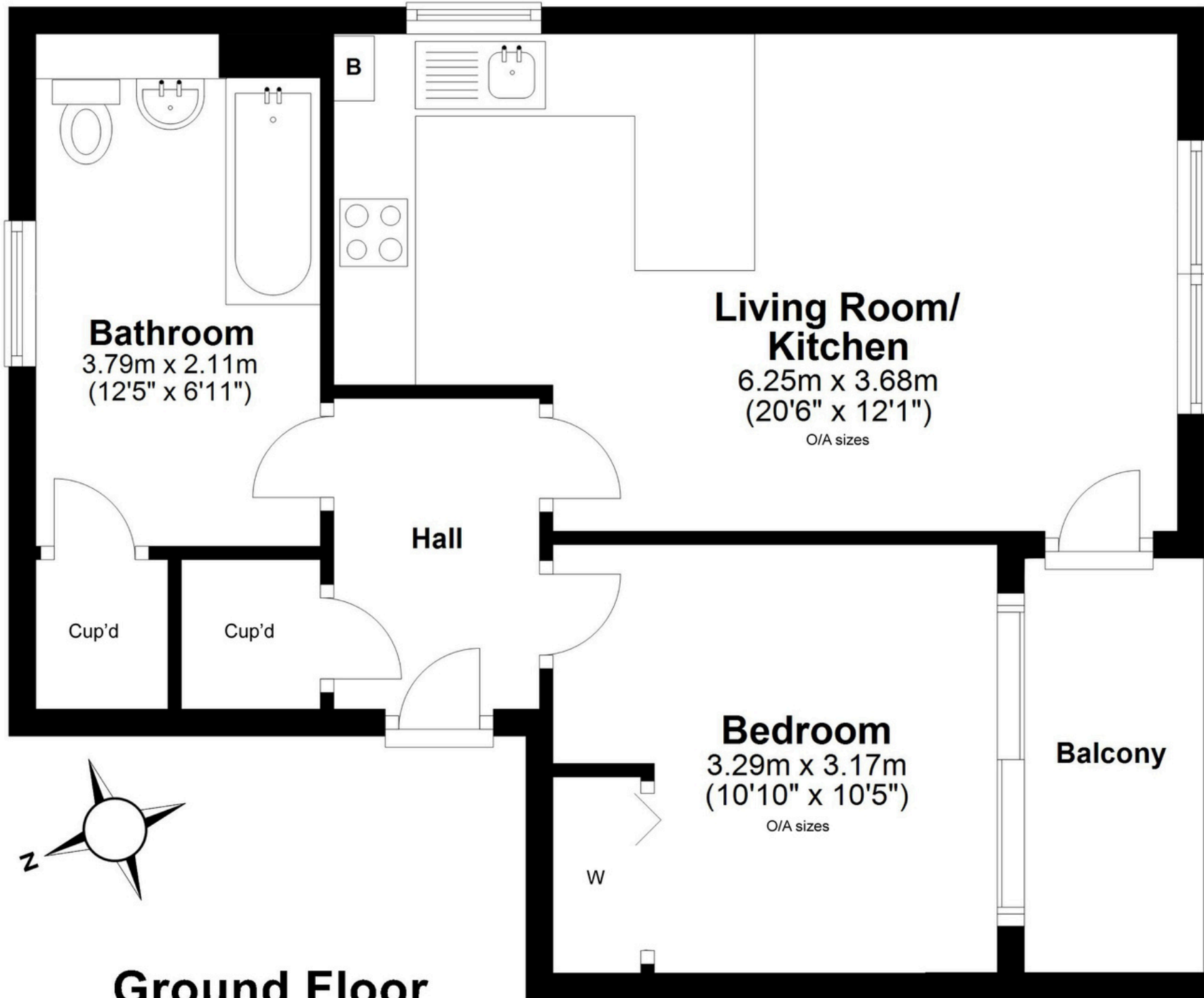
The property enjoys a superb location within the popular Midlothian town of Dalkeith. The high street boasts an excellent choice of cafes, pubs and boutique shops, with a good choice of supermarkets close at hand.

There are a host of leisure facilities in the surrounding area to enjoy, including a variety of golf courses, sport facilities and the spectacular Dalkeith Country Park.

The property is conveniently positioned for access to excellent commuting links with the A7, A68 and City of Edinburgh Bypass close at hand. Public transport is available in the area linking surrounding districts with the city centre. Train links can also be found at nearby Eskbank with connections to the borders and Edinburgh City Centre.



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Ground Floor

Approx. 46.9 sq. metres (505.3 sq. feet)



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enquiries@ahs.scot

0131 526 3937

www.ahs.scot

Zoopla

rightmove



PrimeLocation

DISCLAIMER

Interested parties are encouraged to register their interest through a solicitor to ensure they are informed of any closing dates. Solicitors may also request a copy of the seller's Home Report on behalf of their clients. Please note that the information provided in this brochure, including any measurements or plans, is for guidance only and should not be relied upon as part of any contractual agreement. Measurements have been taken at the widest points using electronic devices and are approximate. Services and appliances have not been tested for efficiency or safety, and no guarantees are made regarding their compliance with regulations. Buyers are advised to verify Council Tax bands with the local authority.

The property is sold as seen, inclusive of any defects or faults. Neither the seller nor the agent is liable for any such issues or for the accuracy of the details provided. Prospective purchasers are expected to conduct their own inspections and enquiries, as no warranties or representations are made by the seller or agent in relation to the property's condition or legal compliance. Any errors or omissions in the particulars do not give rise to grounds for rescinding the contract, nor do they entitle either party to compensation or damages.