

Tranent

Call 01875 611211

Offers Over £160,000



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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16 Shadepark Drive, Dalkeith, EH22 1DA



This freshly decorated, light and airy two-bedroom mid-terraced villa, extending to approximately 72m², is presented to the market in true move-in condition and offers excellent storage throughout. Situated in a sought-after residential area within the popular Midlothian town of Dalkeith, it enjoys excellent transport links and would make an ideal first home. The property benefits from private garden grounds to both the front and rear, with the rear garden predominantly laid to lawn and the front featuring a private driveway.

Accommodation

GROUND FLOOR

- * Welcoming bright entrance hall
- * Fabulous sitting room with patio doors leading to the rear garden
- * Stylish fitted kitchen/breakfast room with integrated gas hob and electric oven

FIRST FLOOR

- * Two well proportioned double bedrooms both with fitted storage
- * Part tiled modern bathroom with electric shower over the bath

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private rear garden with paved patio to the rear
- * External Store
- * Driveway space suitable for parking one vehicle
- * Excellent storage throughout

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Approximate Gross Internal Area = 70.7 sq m / 761 sq ft
Outside Stores = 3.0 sq m / 32 sq ft
Total = 73.7 sq m / 793 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1258423)

Situation

The subjects are located in the ever popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh (approximately 8 miles). The property is well positioned to take advantage of a superb range of amenities in Dalkeith itself, to include a Tesco superstore and the usual banking and post-office services. Leisure-wise, the choice is excellent and includes a number of bars, restaurants and cafes. For the nature lover and sports conscious alike Dalkeith Country Park is close by, and the surrounding countryside will undoubtedly afford hours of pleasure. Schooling is also 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 surrounding areas of Edinburgh and other motorway networks.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included.

No warranty will be provided in respect of the white goods.

Services

Mains electricity, gas, water and drainage

EPC

C

Council Tax

B

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Tranent
Call 01875 611211

54 High Street,
Tranent, EH33 1HH
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.