



37 Spalding Crescent

Dalkeith, Dalkeith, EH22 2AX



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Rarely available 4 bed upper villa within the popular commuter town of Dalkeith to the south of Edinburgh city centre.

- Sitting room
- Kitchen
- 2 double bedrooms
- 2 single bedrooms/office
- Bathroom with 3 piece suite
- In need of modernisation
- Ideal for a first time buyer or investor
- Partially floored attic space
- Private rear garden



Fixed Price: £165,000

EPC Rating: D

Council Tax: C

Tenure: Freehold

Further information can be found in the home report.

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About the Property

Situated in the Woodburn area of Dalkeith, this rarely available 4 bed upper villa offers a generous family home in the popular commuter town.

Internally, the property would benefit from modernisation throughout but offers bright and spacious accommodation.

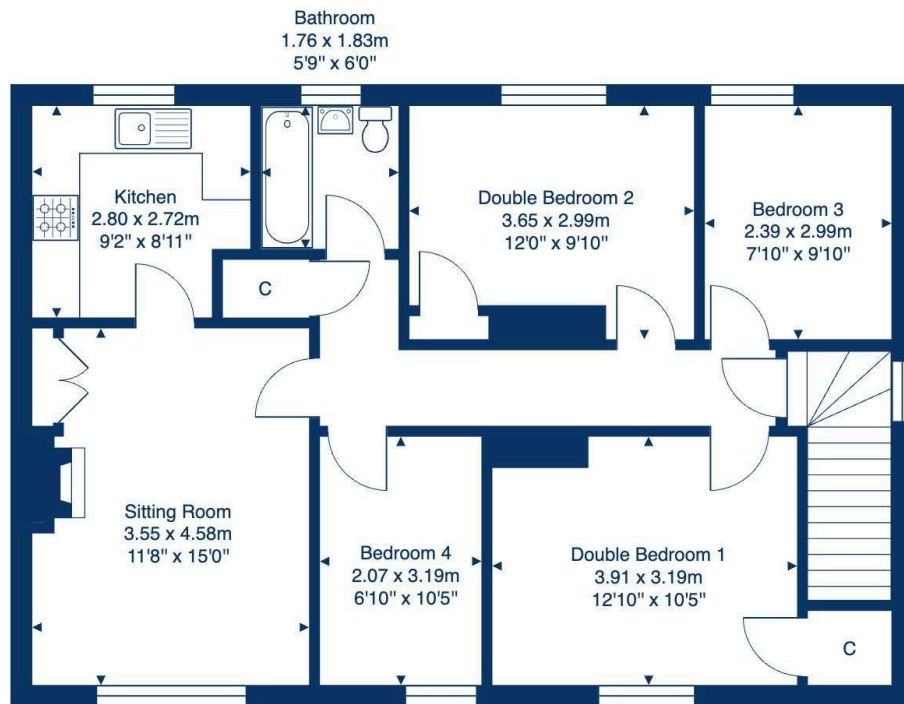
The property further benefits from a partially floored attic and a private rear garden.

Extras

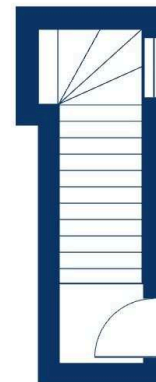
To include fitted carpets, light fittings, curtains, blinds, oven, hob, dishwasher, fridge/freezer, washing machine & tumble dryer. Please note the property is sold as seen and no warranty will be given in relation to any systems or appliances.



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First Floor



Ground Floor

Total Area: 86.8 m² ... 935 ft²

All measurements are approximate and for display purposes only.

Location

Dalkeith is a thriving town 12 miles and approximately 25 minutes by car from Edinburgh City Centre and close to the Royal Infirmary and Queen Margaret's College. There is an excellent shopping area in the centre of the town and 24 hour Tesco supermarket within easy reach. There is a wide range of retail outlets available at Fort Kinnaird Retail Park which lies within easy driving distance. There are regular bus services to the city centre and Musselburgh. There is a secondary school at Dalkeith School complex and also superb new sporting facilities including a swimming pool and running track. There is also a primary school nearby.



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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.