

DALKEITH
1A MINERS WALK
EH22 2AL



2



1



1

EPC RATING: C

OFFERS OVER £170,000



SUPERBLY PRESENTED TWO BED GROUND FLOOR MODERN FLAT, QUIETLY LOCATED ON OUTSKIRTS OF DALKEITH

This property is ideal for first time buyers, professional couples or a young family being perfectly placed to take advantage of all the local shopping and schooling Dalkeith has to offer. The property has been well maintained throughout and benefits from double glazing, gas central heating, communal garden grounds, bin & bike stores and allocated & visitor parking spaces. Perfect for commuters into Edinburgh city centre with a wealth of transport links available nearby.

VIEWING

Sun 2-4pm or pls call 0131 4466850

PROPERTY DESCRIPTION

- Nice open hallway with pretty covered radiator & a couple of storage cupboards
- Spacious living/dining room with circular bay window letting in lots of light
- Well appointed kitchen with wide range of wooden units & appliances
- Good sized master bedroom with built in wardrobes
- Second double bedroom with built in wardrobes, currently used as a study with sofa bed for guests
- Large bathroom with bath with shower over, built in vanity sink unit & wc
- Gas central heating & hot water cylinder
- Upvc double glazed windows
- Well maintained communal gardens surrounding the development
- Allocated parking space & visitors parking
- Hacking & Paterson Verdant manage the building for a quarterly fee of approx. £200-£250 to cover maintenance of the building & grounds and block buildings insurance

AREA

The vibrant Midlothian town of Dalkeith positioned just 8 miles from Edinburgh on the banks of the River North Esk. It provides excellent local amenities with large supermarkets (Tesco, Morrisons & Lidl) & an array of small, specialised shops, coffee shops, bars & restaurants on its busy High Street. Reputable schooling is close at hand with Kings Park Nursery & Primary school and Dalkeith High School Campus. Excellent recreational facilities and green space is plentiful in the area with Kings Park, Newbattle Golf Course, Newbattle Abbey grounds and Dalkeith Country Park all within easy reach. In addition, the area is served by superb transport links with regular bus services providing access to surrounding districts and Edinburgh's city centre. Further commuter links are available including the A68, A1 and the Edinburgh City Bypass linking Scotland's main motorway network. The Borders Railway link is also in the vicinity with stations at nearby Eskbank & Newtongrange, all making Dalkeith an ideal choice for commuters.

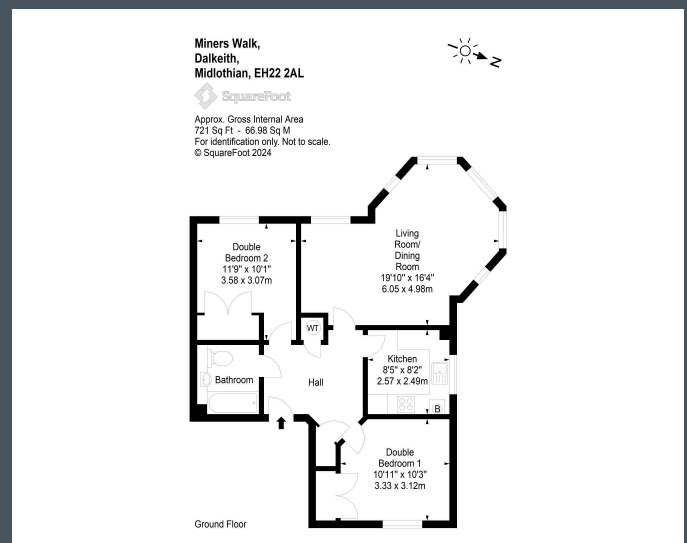
EXTRA

InsertThe blinds/curtains, light fittings, gas hob, oven, cooker hood, fridge freezer & washer/dryer are included in the sale

HOME REPORT VALUATION

£175,000

Living/dining room	19'10 x 16'4 (6.05 x 4.98m)
Kitchen	8'5 x 8'2 (2.57 x 2.49m)
Bedroom 1	10'11 x 10'3 (3.33 x 3.12m)
Bedroom 2	11'9 x 10'1 (3.58 x 3.07m)



Contact:

205 Morningside Road Edinburgh EH10 4QP

T • 0131 446 6850 E • info@jardinephillips.com

F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

espc

rightmove
onTheMarket.com