

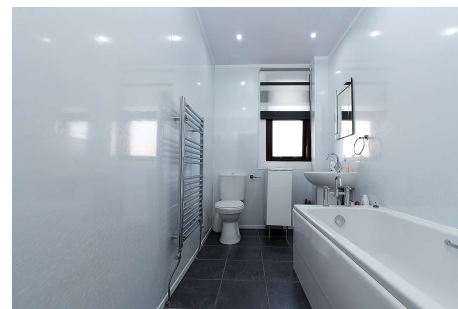
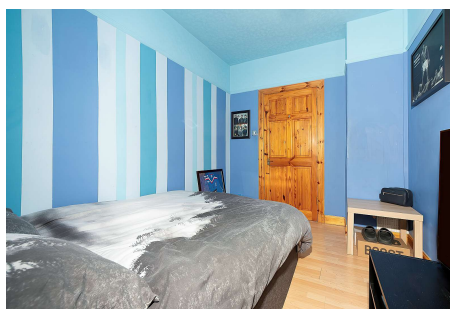


17 Gibraltar Terrace, Dalkeith, EH22 1ED

Nestled in a mature development near the heart of the historic town of Dalkeith, this charming three-bedroom lower villa offers a fantastic opportunity for both first-time buyers and investors. While the property would benefit from some modernisation, it holds excellent potential and is located in a highly sought-after residential area.

Forming part of a well-maintained four-in-a-block, this spacious property features a generous living room, a modern kitchen, three well-sized bedrooms, and a bathroom. With ample storage throughout, the home also boasts low-maintenance front and rear gardens, providing an ideal space for relaxation and outdoor activities.

The property is equipped with the modern comforts of gas central heating and double glazing, ensuring year-round efficiency and comfort. Additionally, there is free on-street parking available, adding to the convenience of this delightful home.



Offers Over £130,000

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Property

Accessing this delightful property via the main door situated to the side, you are greeted by a welcoming hallway complete with a handy vestibule and generous storage options. At the end of the hallway, positioned at the front of the building, is a spacious living room. This room features neutral décor, panelled flooring, and ample floor space to accommodate various furniture configurations. From the living room, the modern kitchen offers wall and floor units that provide ample storage and workspace. A full-length feature tiled wall above the cooker and kitchen sink adds a touch of elegance, and there's direct access to the well-maintained rear garden. This property includes three well-sized bedrooms, with one bedroom located at the rear and the other two positioned at the front. Each bedroom benefits from generous storage space. Completing the property is a modern bathroom, fully fitted with wet-wall panelling. The bathroom features an elegant white three-piece suite and an over-the-bath shower. An opaque window allows natural light to fill the room while ensuring privacy.

Outside

Externally, this property boasts both private front and rear gardens. The rear garden features a low-maintenance slabbed area and includes a handy shed, while the front garden is mainly covered with pebbles, adding to its easy upkeep. Ample on-street parking is available at the front,

providing convenience for residents. The property is conveniently located just a few minutes' walk from the bustling Dalkeith Centre, offering excellent local amenities including Morrison's Superstore. Dalkeith has much to offer, situated close to Edinburgh, it provides an easy commute for those seeking to enjoy a semi-rural lifestyle. Additionally, it is within easy reach of the City of Edinburgh Bypass, Straiton Shopping Centre, and Edinburgh itself.

Well-Sized Three Bedroom Lower Villa

Ample Storage Throughout

Popular Residential Location

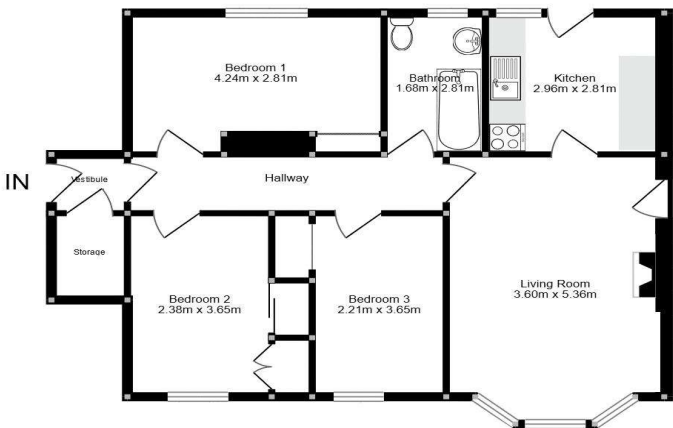
Private Front and Rear Gardens

Double Glazing

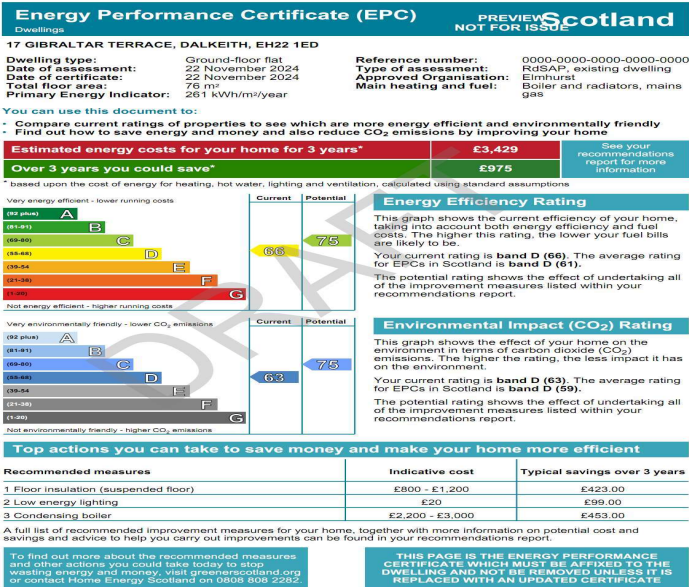
Gas Central Heating

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Ground floor



Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. No liability is accepted by the agency as to the exact measurements of the rooms.



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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.