

KILGOUR

PROPERTY



28 Shadepark Gardens, Dalkeith, EH22 1BX





- Lounge
- Separate Kitchen
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- On Street Parking
- Council Tax – Band B
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

A very well presented main door lower villa set within a popular location ideal for local amenities and very well placed for commuting. It is the ideal home for first time & investment buyers as well as downsizers.

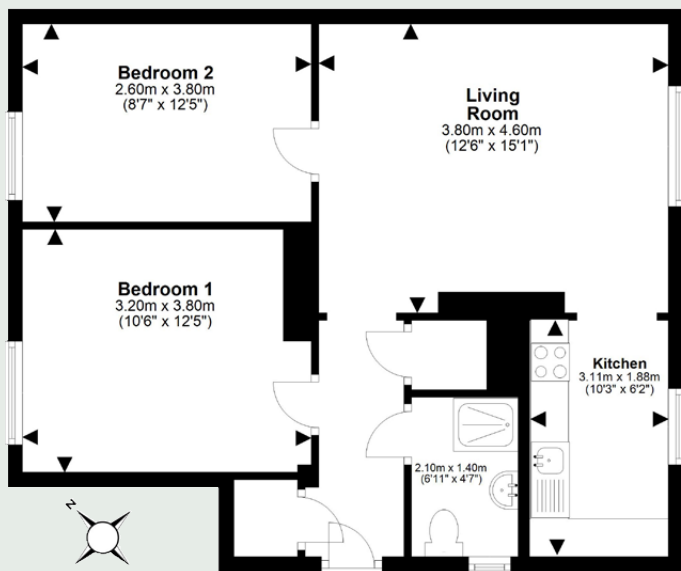
The property benefits from gas central heating and is double glazed throughout.

Externally there are very well maintained private gardens and there is on street parking on available.

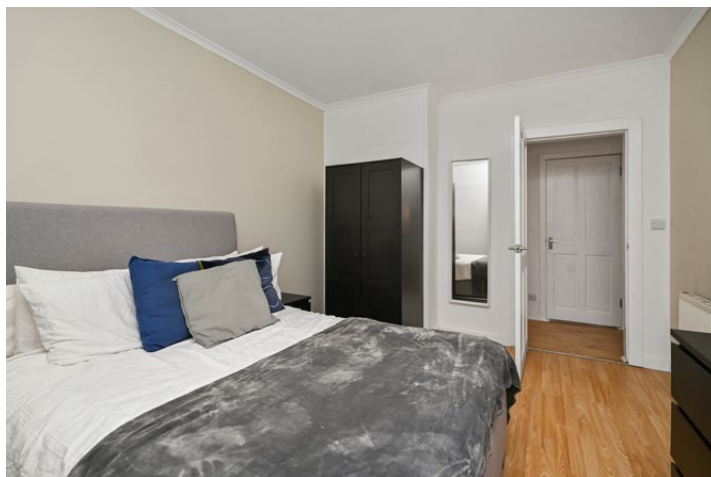
Location

The property is in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned, being in the town centre, to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, and the usual range of banks, building societies and post office. Leisure wise the choice is excellent and includes several bars, restaurants and cafés. 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 well catered for from nursery to senior level. An efficient public transport network operates throughout Dalkeith and further afield and the city by-pass provides easy access to the surrounding areas of Edinburgh and other motorway networks.



1 2 1 C
A
B
C
EPC BANDB
COUNCIL TAX BAND

Lounge	15'1 x 12'6	4.60 x 3.80m
Kitchen	10'3 x 6'2	3.11 x 1.88m
Bedroom 1	12'5 x 10'6	3.80 x 3.20m
Bedroom 2	12'5 x 8'7	3.80 x 2.60m
Bathroom	6'11 x 4'7	2.10 x 1.40m







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