

KILGOUR

PROPERTY



47 James Lean Avenue, Dalkeith, EH22 2AB





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

Viewing by appointment through selling agent on 0131 273 5233

Description

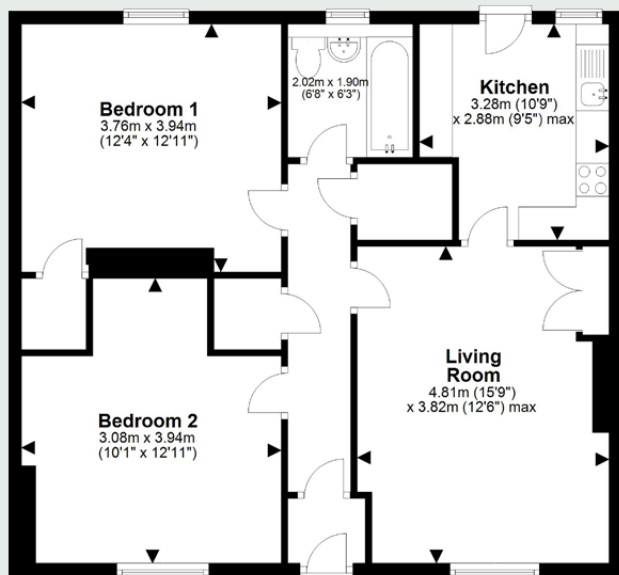
A very well located main door flat located in a sought after area that is surrounded by amenities and very well placed for commuting.

The property will appeal to a number of buyers and benefits from gas central heating and is fully double glazed. Externally there are large shared gardens to the rear of the building and a private garden to the front.

Location

James Lean Avenue is a pleasant street only a short distance away from a well-served bus route. Woodburn is a mature district in the historic town of Dalkeith which is now bounded by new private developments. It lies parallel to the A68 and is literally one mile south-east of the busy Town Centre and large supermarkets. There are several local shops, leisure centre and bus stops on the estate itself with schooling available on the nearby modern campus. Dalkeith is a very popular commuter base being only 2 miles to the City Bypass and 8 miles from Edinburgh. It is surrounded by attractive open countryside including the popular Dalkeith Country Park and is within easy reach of golf courses, Park-and-Rides, rail station and major retail parks.



1 2 1 C 
EPC BANDB 
COUNCIL TAX BAND

Lounge	15'9 x 12'6	4.81 x 3.82m
Kitchen	10'9 x 9'5	3.28 x 2.88m
Bedroom 1	12'11 x 12'4	3.94 x 3.76m
Bedroom 2	12'11 x 10'1	3.94 x 3.08m
Bathroom	6'8 x 6'3	2.02 x 1.90m







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