



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**23 Allan Terrace**

Dalkeith EH22 1EN



# 23 Allan Terrace

Ralph Sayer are delighted to present to the market this spacious two-bedroom ground floor main door floor flat situated in a popular residential location in the bustling town of Dalkeith, Midlothian. The property is positioned close to all local amenities and is only a short walk from Dalkeith High Street. The accommodation is presented in good condition throughout with private garden ground to the front and rear. This property is ideal for first time buyers, families, and investors alike. This property is letting compliant and has potential to achieve circa 10% gross yield.

The property consists of; an entrance hall with spacious lounge with double window and storage cupboard which also hosts to combi boiler. A fitted kitchen with a range of wall and base units, laminate worktops and freestanding electric cooker. Large double bedroom with window to the rear with built in wardrobes. Second bedroom with window to the front and built-in storage. Modern family bathroom with shower over bath, wc, sink, towel rail and waterproof flooring. The property is presented with neutral decor throughout and carpets in all rooms, excluding kitchen and bathroom.



## Property Summary

- Close to Dalkeith High Street
- Traditional main door lower villa
- Spacious lounge
- Well-appointed kitchen
- Two excellent double bedrooms
- Modern three-piece bathroom
- Gas central heating & double glazing
- Private garden grounds to the front and rear
- Ample on street free parking
- EPC Rating - C | Council Tax Band - B

Home Report Value - £ 130,000









Lower main  
door villa, with  
great gardens to  
front & rear







The property enjoys Private garden grounds to the front and rear.

Ample on street free parking.

Extras: all fittings are to be included in the sale.

Viewing by appointment only. Call Neil 7 days on 0131 547 7075 to arrange.

Let us help you find your next  
**dream property!**



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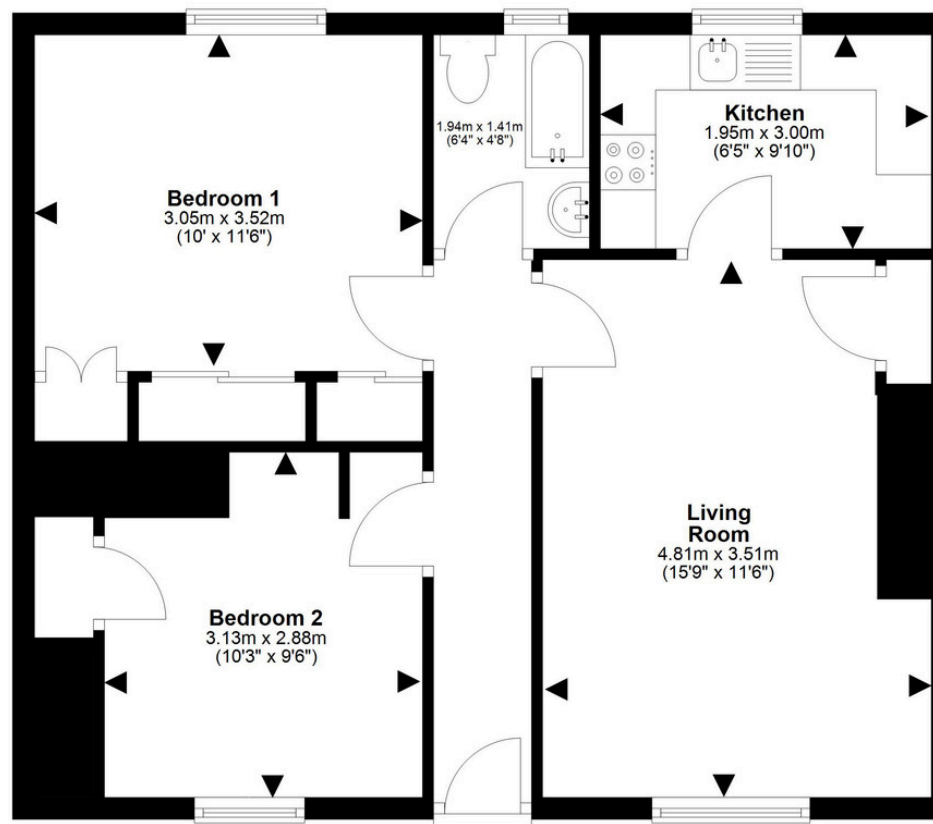
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**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

## Location

Dalkeith is a popular commuter town south of Edinburgh, offering fast and easy access into the city via car, bus or train (at Eskbank station). The High Street offers a huge variety of shops, cafes and restaurants. There are Morrisons and Tesco stores with more extensive shopping at nearby Fort Kinnaird. There are a number of historic buildings in Dalkeith the most notable is Dalkeith Palace, which is set with-in the vast estate of Dalkeith Country Park – the former seat of the Duke of Buccleuch. The country park offers great walks, cafe, bistro and fantastic adventure playground for the kids. The town has a leisure centre with swimming pool and a number of great golf courses, including a short drive to the fabulous beaches on the East Lothian coastline and the renowned Muirfield.

Excellent transport links are easily accessible, with Edinburgh City By-pass and the A1 a short drive away, regular bus routes and a train station in nearby Eskbank.