



12B Buccleuch Street  
DALKEITH | EH22 1HA

  
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solicitors & estate agents



## 12B Buccleuch Street

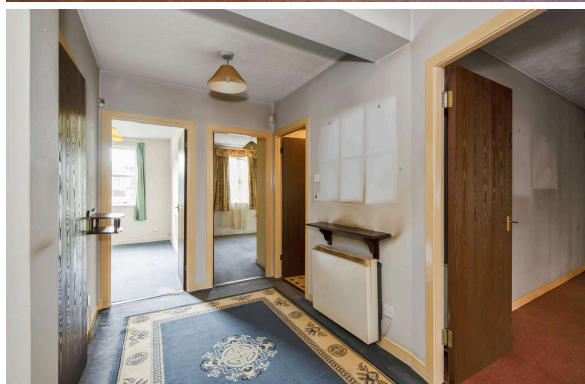
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Nestled in the heart of Dalkeith, moments from excellent amenities, quick transport links and vast open green spaces is this spacious ground floor apartment. Boasting an allocated parking space this property is now in need of modernisation and would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two ample sized storage cupboards, a bright triple windowed lounge with feature fireplace and generous dining space, a separate kitchen with fitted units, two double bedrooms (both with built-in storage) and the flat is completed by a bathroom with shower over bath.

- Ground floor apartment now in need of upgrading
- Allocated parking space owned by the property
- Heart of Dalkeith location
- Welcoming hallway
- Bright lounge
- Separate fitted kitchen
- Two double bedrooms
- Bathroom with shower over bath.

EPC D, Council tax D. The property is managed jointly by a Factor, James Gibb. Account services include Ground Maintenance (externally), Management Fee, Stairwell cleaning and repairs if required on jointly owned areas. Payable Quarterly and varies with the average cost over the last 2 years being £120 per quarter

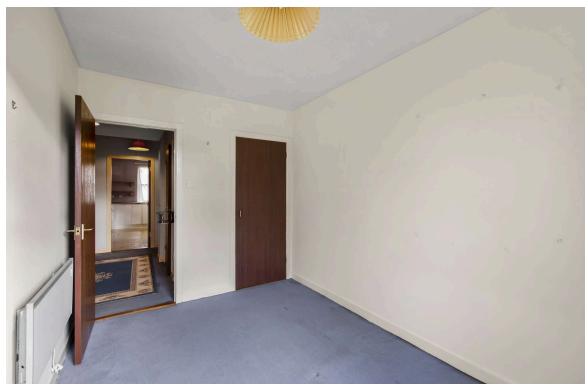


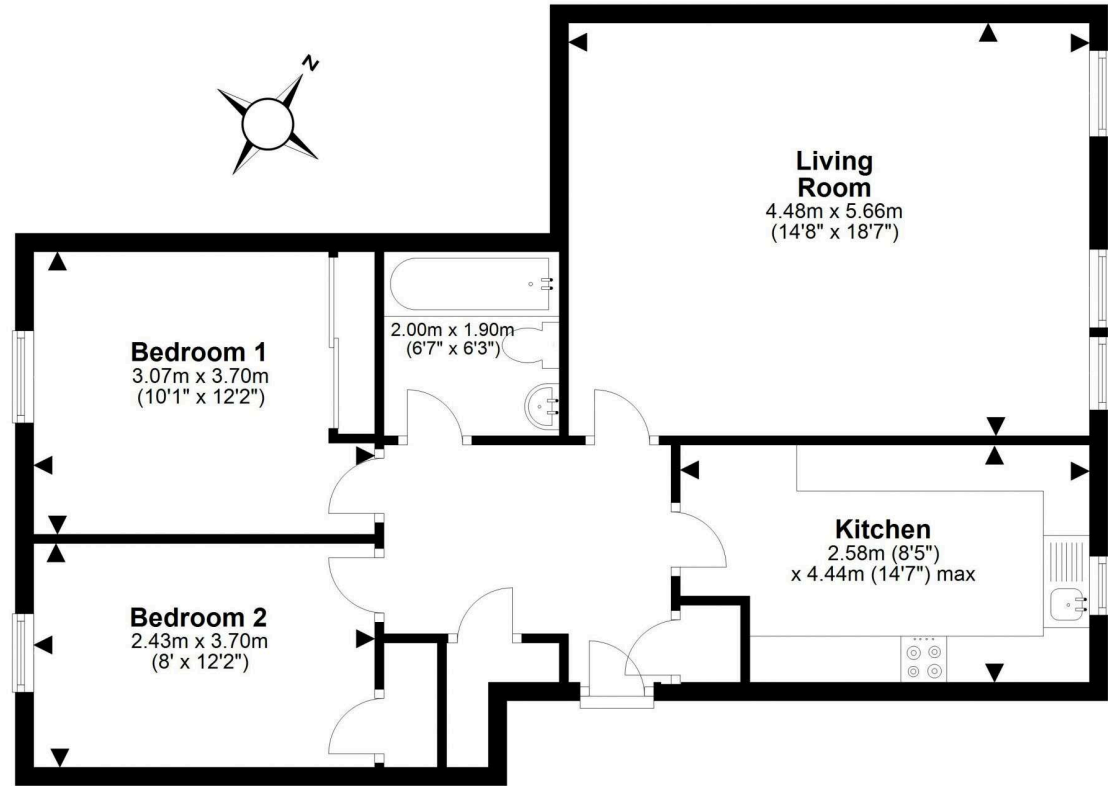
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Dalkeith is a popular Midlothian town lying approximately eight miles south of Edinburgh's City Centre. There is an excellent shopping area in the centre of the town, complemented by the usual post office, banks and building societies. Local Sainsbury's and Aldi stores are located within a mile of the property. On the outskirts of the town at Hardengreen there is a 24 hour Tesco superstore and the City Bypass gives quick access to a number of retail parks as well as major road routes both north and south. There are first class recreational facilities in the area including Dalkeith Country Park and a number of popular golf courses. There are excellent primary and secondary schools in the vicinity and Queen Margaret and Jewel and Esk Colleges are also easily accessible for the more mature student. There is a regular bus service to the City Centre and surrounding areas and the Borders Railway link has a station at nearby Eskbank

Property can be sold as seen with all items available in the sale, including all white goods.





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.