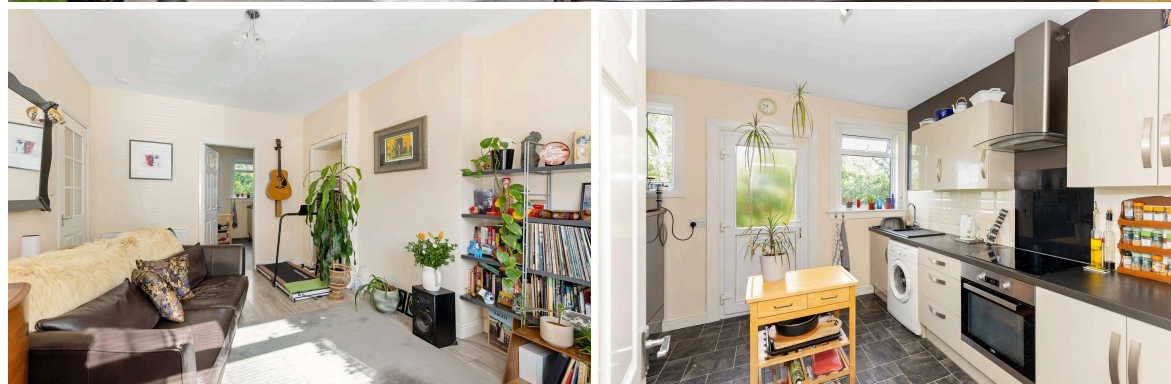




39 James Lean Avenue
DALKEITH | EH22 2AA


warners
solicitors & estate agents



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Full of character and beautifully styled throughout is this most appealing main door lower villa flat offering generous sized accommodation, lovely private gardens and a driveway.

Viewing is highly recommended to appreciate this superb home, which provides spacious and flexible accommodation, much enhanced by stylish modern fittings. The comfortable living room has a large window to the front of the property. Gloss units in grey and taupe tones feature within the well fitted kitchen. From this room a door leads out onto a terraced area with plenty of space for seating, from where you can enjoy a leafy view to the mature trees lining the River South Esk beyond. There are three good sized double bedrooms, one with a fitted wardrobe and another with a deep cupboard. The bathroom has been nicely fitted out with a white suite, mixer tap shower and neutral tone tiled surrounds. To the front is a well stocked private garden flanked by a driveway. There's also a private section of garden to the rear with a shed, set against a wooded backdrop.

- Living/dining room
- Contemporary style fitted kitchen with door to
- Elevated terrace with room for seating and a most pleasant leafy outlook
- Three double sized bedrooms, two with built-in storage
- Bathroom with mixer shower
- Gas central heating and Double glazing
- Private front and rear gardens
- Driveway and on-street parking

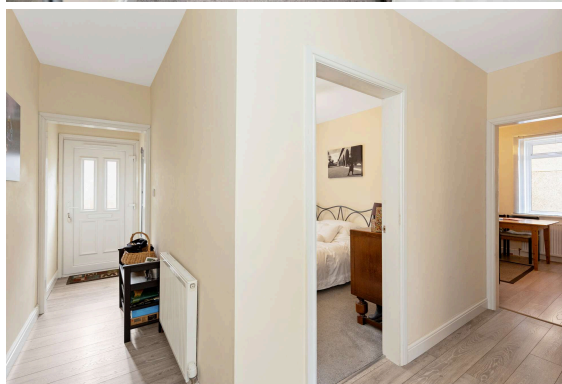
All blinds, oven, hob, extractor fan, all curtain rods and curtains in the Living room and Master bedroom all included in the sale. Other items may be available by separate negotiation. EPC Rating C.

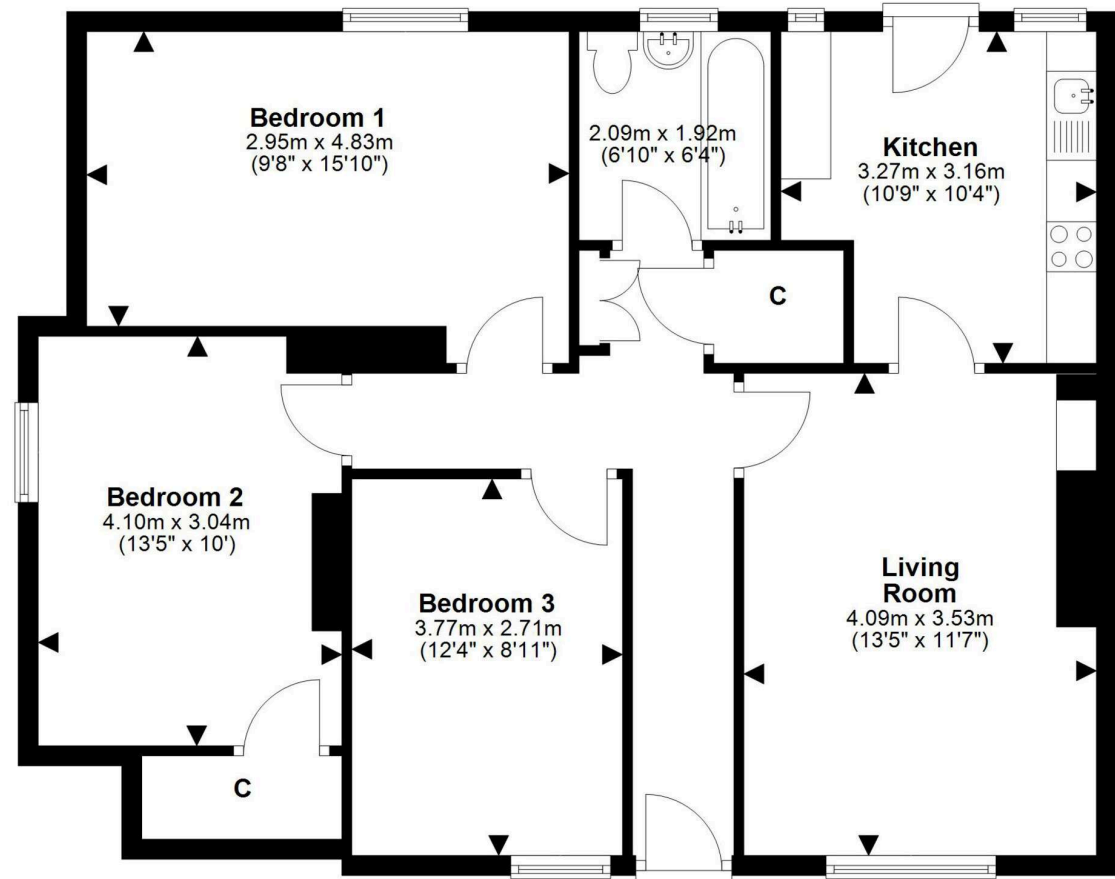
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



There are no factoring charges associated with this property.

The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand, including a 24 hour Tesco store, Starbucks and Greggs Drive Thru at Hardengreen, whilst further shopping is available in Dalkeith town centre or nearby Bonnyrigg. The immediate vicinity lends itself to restful country walks, including within Dalkeith Country Park, and there is a choice of golf courses. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus also easily accessible. An efficient public transport network is on hand, which operates to other areas such as Edinburgh City Centre and the Borders Railway link has a station at nearby Eskbank.





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

