



31 Hepburn Drive  
DALKEITH | EH22 2JU

  
**warners**  
solicitors & estate agents





## 31 Hepburn Drive

DALKEITH | EH22 2JU

Set on a quiet street, yet moments from Dalkeith town centre and with easy access to Edinburgh city centre is this two-bedroom terraced house. Surrounded by excellent local amenities, quick transport links and pleasant walks this property would make an ideal first time buy or buy to let investment. The accommodation is in need of some of modernisation or redecoration and comprises a welcoming entrance hallway, bright lounge with a capped gas fire and fireplace, kitchen that currently comprises a gas hob, oven, pantry cupboard and extra storage cupboard. There is also a utility room which gives access to the rear garden. Upstairs there are two well-proportioned bedrooms both with built in storage and completing the accommodation is the bathroom with shower over the bath. The property also benefits from front and rear gardens with lawn and a shed and on street parking.

- Two Bedroom Terraced Home
- Welcoming hallway
- Kitchen and utility room with access to the garden
- Bright Lounge
- Spacious bedrooms with storage
- Bathroom
- Front and rear gardens
- Free on street parking

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





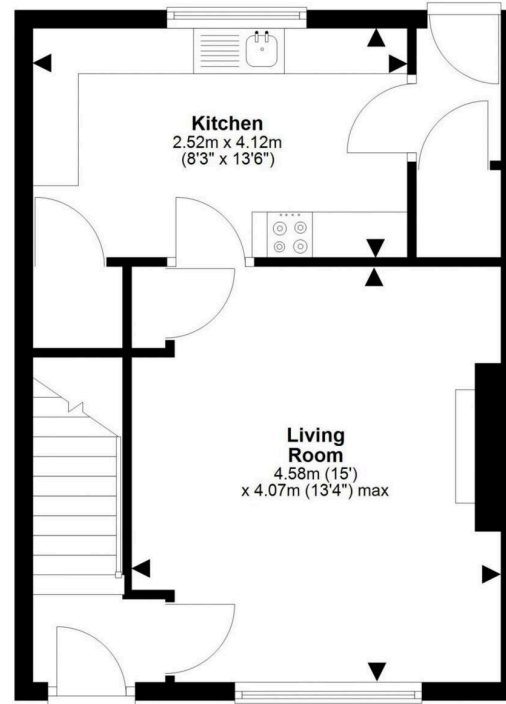
Property sold as is

Energy rating D and Council Tax B

The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand 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.



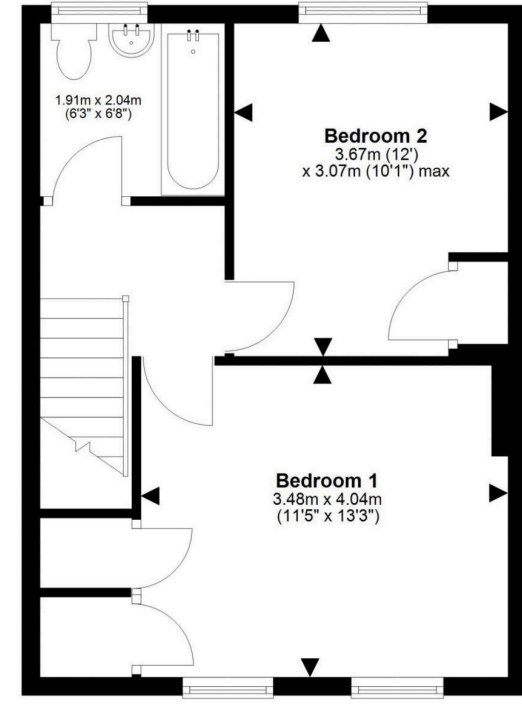




Ground Floor



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.



First Floor