



1 Park House, 177 High Street, Dalkeith, EH22

Description

Bright and spacious first flat forming part of a handsome converted Georgian villa which was formerly the secretary of the Buccleuch estate's Residence. It now comprises four dwelling flats including a cottage and has extensive landscaped shared gardens, driveway and each property has a private garage. It has a superb outlook of the woodlands within the Duke of Buccleuch's Dalkeith Estate. As a Georgian property it has many period features including high ceilings, sash windows and cornicing. It has been recently upgraded with a newly fitted kitchen and has been redecorated and fitted with new carpets. The property enjoys a peaceful situation close to the country park making it easy to enjoy pleasant walks within the countryside. The property also benefits from gas central heating.

The property has a private entrance to the front of the building with an entrance hall and stairs leading to the accommodation on the first floor.

The accommodation comprises:

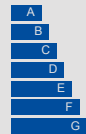
- Large landing with round period skylight and large storage cupboard
- Sitting room with feature fireplace with original marble fire surround; it has a dual aspect and superb outlook of the gardens



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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- Separate dining room / home office with cornicing
- Three good sized double bedrooms
- New kitchen fitted with a range of grey shaker style units with laminate worktops with inset stainless steel sink and appliances including gas hob with extractor hood, electric fan oven, washing machine and fridge freezer
- Modern shower room with wash basin, WC and large shower enclosure
- Utility / store room with a pulley / clothes dryer

Outside and Gardens

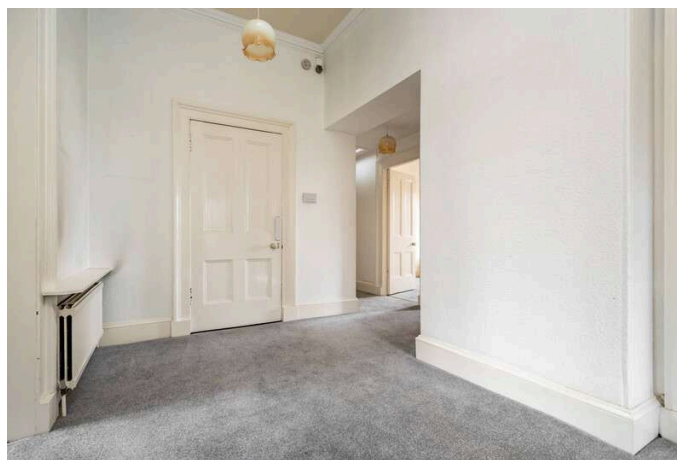
Landscaped walled mature communal garden grounds surround the property and there is a large shared driveway with space for multiple vehicles and there is a private garage.

Location

Dalkeith is located approximately eight miles south east of Edinburgh city centre. The town is a popular choice for commuters as it is ideally placed for the city bypass which has links to the main motorway routes as well as the Forth Road Bridge, Edinburgh Business Park and Edinburgh Airport. It also benefits from the railway station nearby at Eskbank. The town has excellent amenities including shops, banking facilities, bars and restaurants. There is also a large supermarket on the edge of the town, with further retail outlets within easy reach at Fort Kinnaird and Straiton.

Extras

The fixed floor coverings, kitchen appliances and curtains included in the sale. As the property forms part of an estate, the standard clause for the kitchen appliances is excluded.







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High Street,
Dalkeith,
Midlothian, EH22 1BB

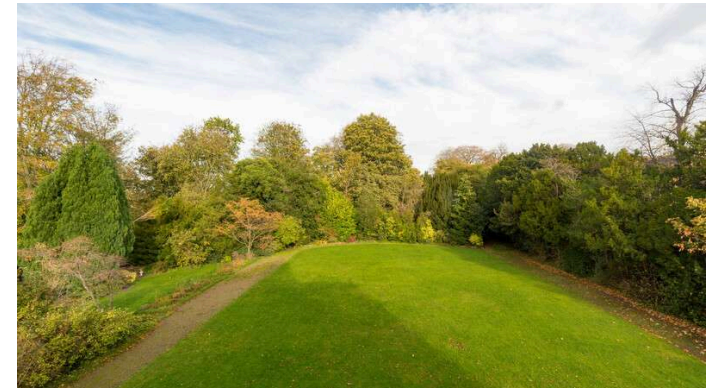
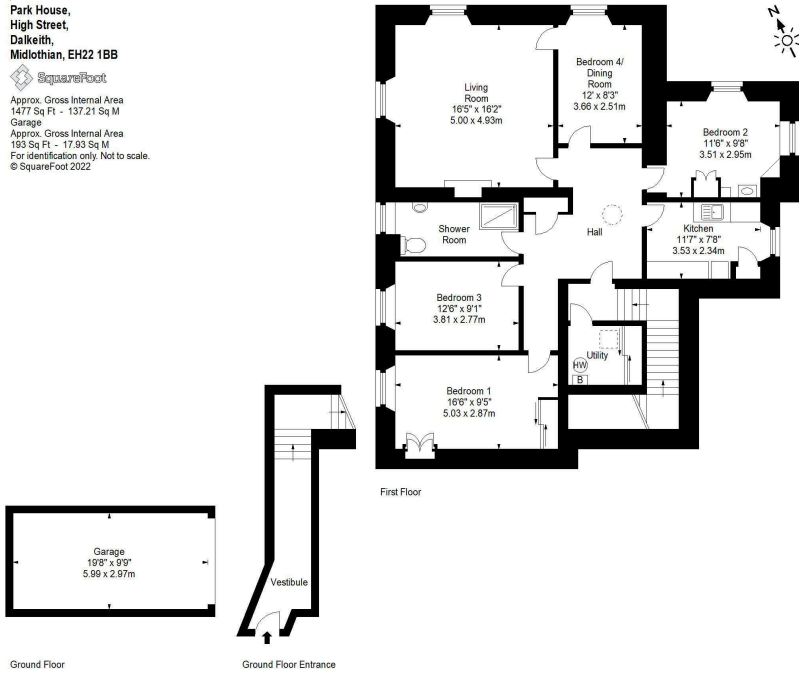
 SquareFoot

Approx. Gross Internal Area
1477 Sq Ft - 137.21 Sq M

Garage

Approx. Gross Internal Area
183 Sq Ft - 17.03 Sq M

For identification only. Not to scale.
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Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

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