

campbell  
smith

17 Bellfield Avenue,  
Dalkeith,  
EH22 3JT



- Spacious detached villa offering great potential
- Cul de sac setting
- Sitting/dining room
- Conservatory
- Kitchen with white goods
- 3 bedrooms
- Modern shower room
- GCH/DG
- Mature, good sized rear garden
- Generous mono block drive leading to single integral garage

Fixed Price : £330,000









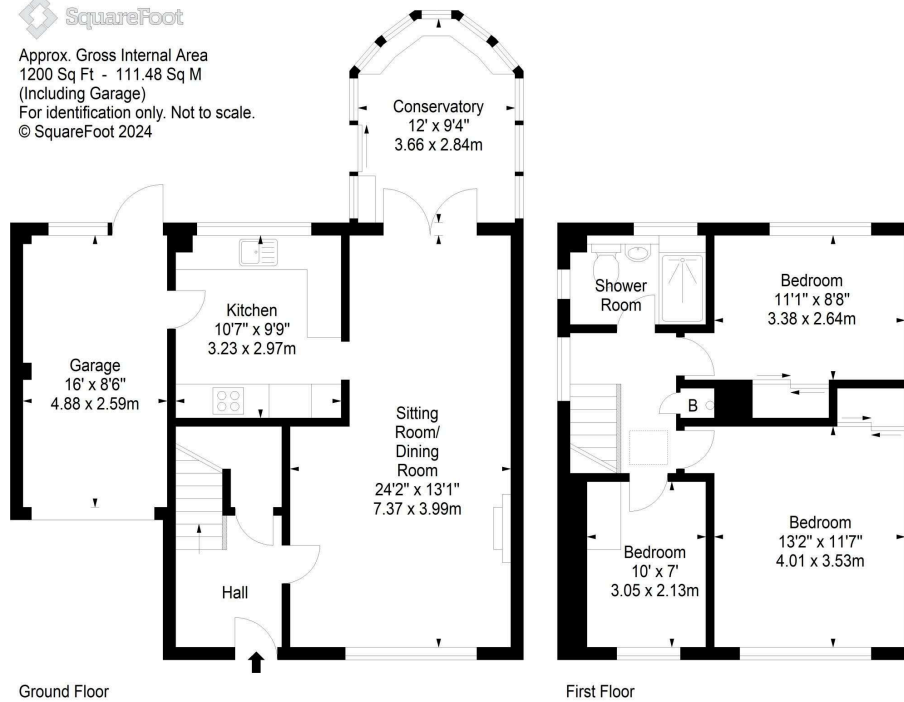




Bellfield Avenue,  
Dalkeith,  
Midlothian, EH22 3JT



Approx. Gross Internal Area  
1200 Sq Ft - 111.48 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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**+** Extras  
The blinds and white goods are included. No warranty is given regarding the services, systems or any appliances

Buses  
Bonnyrigg Road - 140, 141, R5,  
Lasswade Road - R1, R3

Shops  
Convenience store on Lasswade Road.  
Tesco at Hardengreen, Lidl, Morrisons &  
Dalkeith High Street

Schools  
Kings Park PS, St David's RC PS,  
Dalkeith HS, St David's RC HS

Parking  
Spacious driveway & single integrated  
garage

Council Tax Band - E

EPC - C

Factor  
None

Viewing  
Telephone Campbell Smith on  
0131 555 2999

**DISCLAIMER**  
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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