

campbell  
smith

6 Crame Terrace,  
Dalkeith,  
EH22 3JP



- Generous detached villa offering great potential
- Requiring modernisation
- Ideal family sized accommodation
- Sitting room
- Dining room
- Conservatory
- Breakfasting kitchen
- Downstairs wc
- 5 upstairs bedrooms
- Bathroom with shower over bath
- GCH/DG
- Mature gardens front & rear
- Driveway leading to single integral garage with utility area

Fixed Price : £405,000





















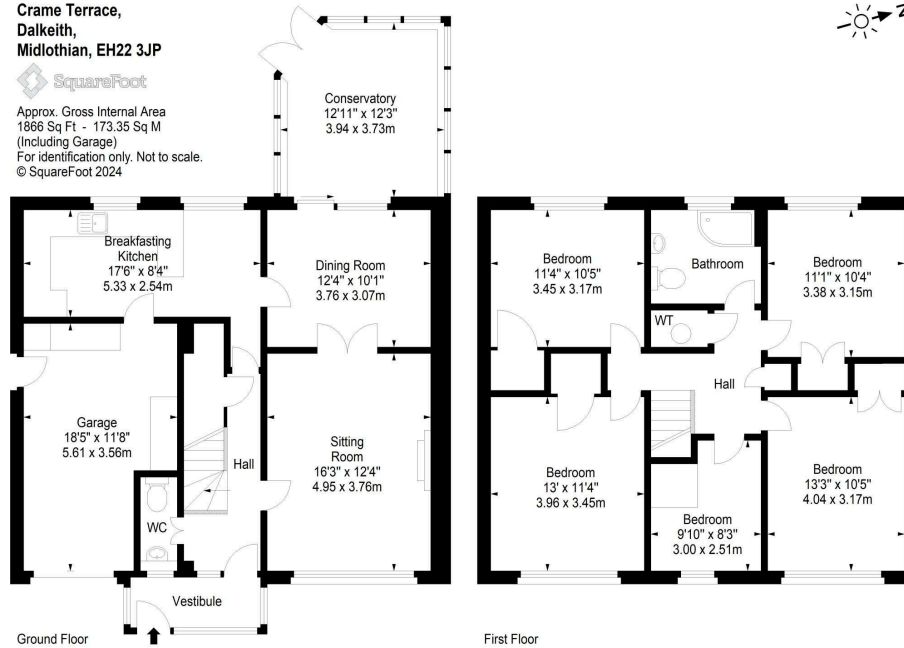




Crame Terrace,  
Dalkeith,  
Midlothian, EH22 3JP



Approx. Gross Internal Area  
1866 Sq Ft - 173.35 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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Ground Floor

First Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

[camsmith.co.uk](http://camsmith.co.uk)



#### Extras

The fitted carpets, curtains, blinds and white goods are included. No warranty is given regarding the services, systems or any appliances



#### Buses

Lasswade Road - R1, R3. Melville Road - 3, X95



#### 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

Driveway & single integrated garage



Council Tax Band G



EPC D



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.