



St. Andrew Street, Dalkeith, Midlothian   **Offers Over £90,000**









## St. Andrew Street, Dalkeith, Midlothian

### Offers Over £90,000

### Property Description

Immaculate second floor property renovated to a very high standard in the always popular town centre of Dalkeith. This property is light and bright internally and comprises: welcoming entrance hallway, new bathroom and kitchen, large dual aspect living room and 2 good sized bedrooms. There is ample storage throughout and this property further benefits from full double glazing and gas central heating as well as ample on street parking and communal gardens. Measurements - Lounge: 10'4 x 25'8, Kitchen: 6'6 x 12'6, Bathroom: 4'8 x 10'1, Bedroom: 8'7 x 14', Bedroom: 8'7 x 14'. EPC=C

### Our View

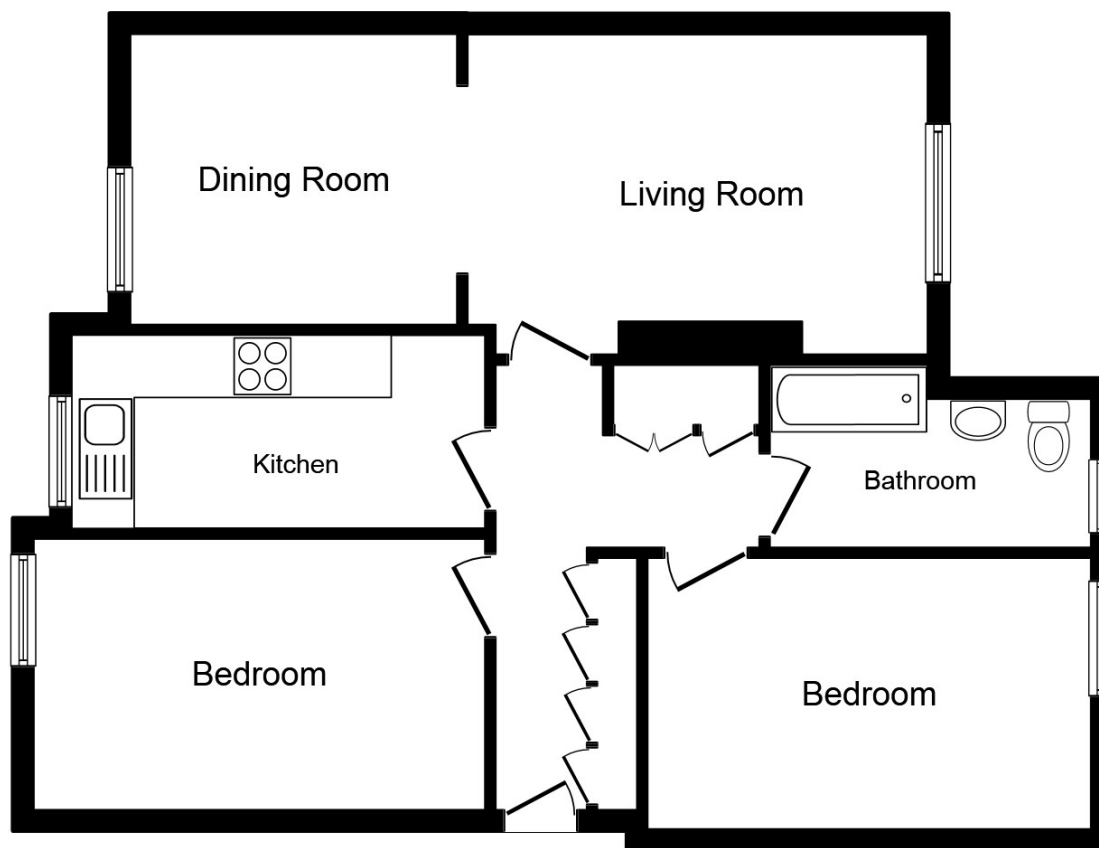
Renovated to a high standard and allowing the purchaser to move straight in this property will be of particular interest to first time buyers and buy-to-let investors with a potential for high yield.

### Location

The popular town of Dalkeith lies approximately six miles from Scotland's capital and benefits from local schooling at both primary and secondary levels. There are an additional number of recreational facilities to include a Social Club, a Sports Centre and Dalkeith Country Park. Travel facilities include, by road, access to City Centre, city bypass and Kinnaird Park, complemented by a bus service to Edinburgh and surrounding areas.



**\*\*Sold Subject To Missives\*\***  
**For full EPC please contact the branch**



## First Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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