



48/4 Saint Andrew Street, Dalkeith, EH22 1BJ

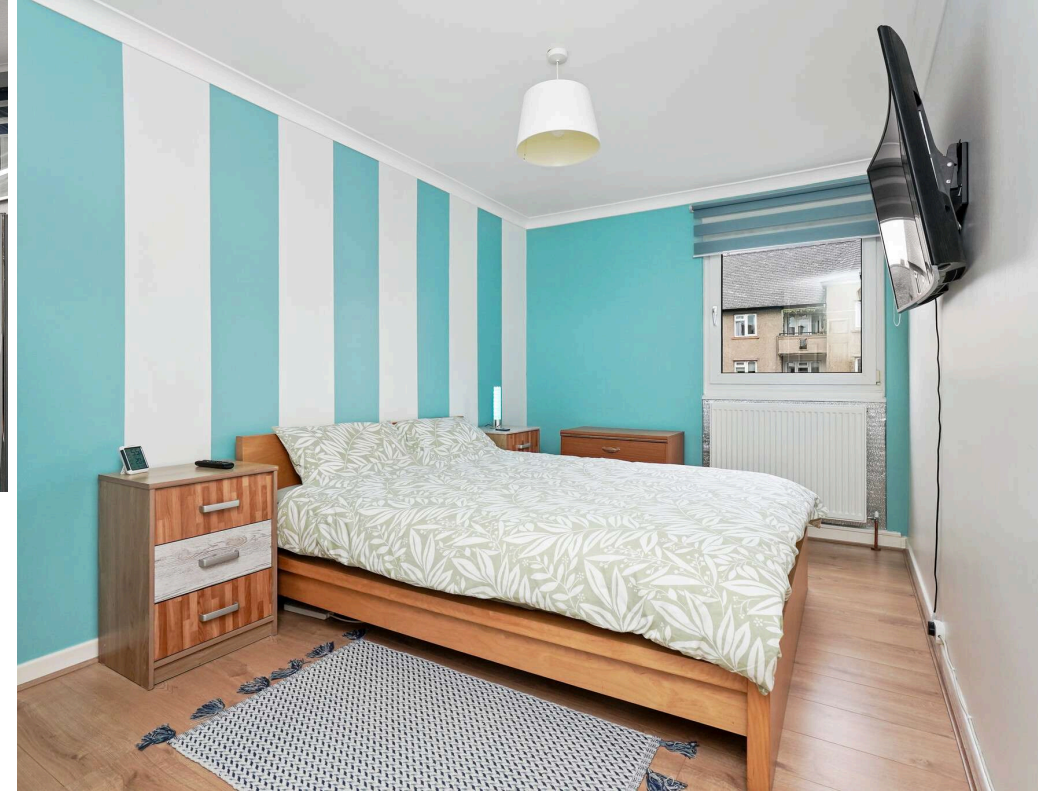
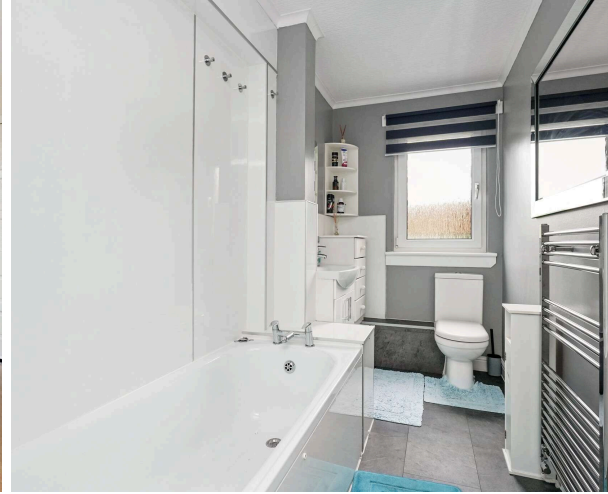


Welcome

Welcome to 48/4 St Andrew Street - situated in the heart of Dalkeith's vibrant town centre, is this generously sized first floor flat featuring two bedrooms and two public rooms. This modern, well-maintained property offers ideal accommodation for first-time buyers, professionals, or investors seeking a buy-to-let opportunity. Upgraded by the current owner, the flat benefits from gas central heating, double glazing, and a prime location close to amenities, transport options, and green spaces. Additional features include external stair storage, access to a shared rear garden, and ample unrestricted on-street parking nearby. The property is presented in excellent order throughout, and early viewing is highly recommended.

- Communal entrance with well-kept stairwell
- Reception hallway with ample storage
- Bright and spacious living room with feature electric fire and fire surround
- Dining area (some have converted this to a third bedroom)
- Two double bedrooms
- Fully fitted breakfasting kitchen with a range of units, gas hob, extractor, oven, and white goods
- Family bathroom with three-piece white suite, raindrop shower and attachment over the bath, folding shower screen, wc, sink, and heated towel radiator
- Double glazing and gas central heating
- Communal garden grounds
- Unrestricted on street parking available





Dalkeith

Dalkeith is a vibrant town situated just a short distance from Edinburgh, offering an excellent blend of historic charm and modern convenience. The area boasts a wealth of local amenities, including shops, cafes, and restaurants, as well as beautiful parks and green spaces such as the renowned Dalkeith Country Park. With excellent transport links to the city centre and surrounding areas, Dalkeith is ideal for commuters and families alike, providing a welcoming community atmosphere and a host of leisure and educational facilities. Residents enjoy both the tranquillity of the countryside and the convenience of urban living, making Dalkeith a highly sought-after location for property buyers.

Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, integrated appliances, and free-standing white goods. No warranty applies to any integrated appliance, free-standing white goods, or any movable item included in the sale. Items of furniture will also be available by negotiation.



Get in touch

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Property Hub:

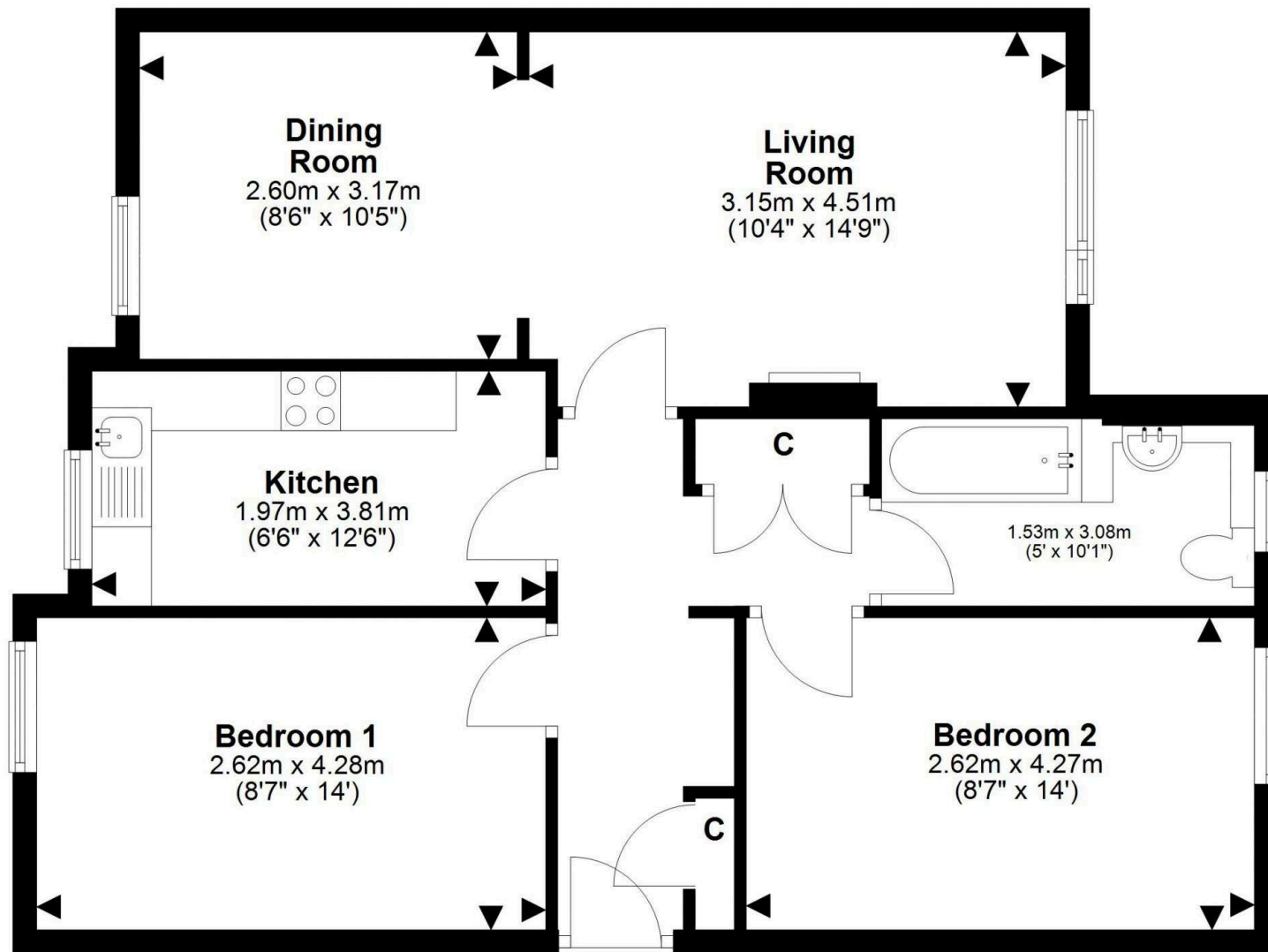
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.