

FIXED PRICE £260,000

8 Corbie Drive

Dalkeith, EH22 2QQ

drummondmiller

Solicitors & Estate Agents



- Linked detached house with garage
- Spacious living room leading to kitchen
- Utility room and downstairs WC
- Three double bedrooms, one with an en-suite
- Double glazing and gas central heating
- Private front and back garden space
- Local shops and school easily accessible via a safe and well-maintained cycle path
- EPC Band C

Description

Located in a popular and well-established residential area, this three-bedroom linked detached home offers generous living space and excellent potential, making it an ideal choice for buyers looking to put their own stamp on a property.

The ground floor comprises a bright and spacious living room, a separate kitchen with access to a utility room, and a downstairs WC. While the interior would benefit from some general upgrading, the layout is highly functional and offers great scope for improvement.

Upstairs, there are three well-proportioned double bedrooms, including a master with en-suite shower room, along with a family bathroom.

Externally, the property features a private garage, driveway parking, and a rear garden, offering space for outdoor living and entertaining.

This is a fantastic opportunity for buyers seeking a solid home with great potential, whether you're a first-time buyer, a family, or an investor.





Central heating and double glazing

The property benefits from gas central heating and double glazing.

Garden and Parking

There private front and back garden space and a garage.

Location

Situated in the heart of Midlothian, Dalkeith is a thriving town that perfectly balances historic charm with modern convenience. Offering a wide range of amenities, including independent shops, supermarkets, cafés, and restaurants, Dalkeith provides everything needed for day-to-day living. The area is particularly popular with families, thanks to its well-regarded schools, nearby parks, and community facilities. Dalkeith Country Park is a major attraction—offering scenic woodland walks, a popular adventure playground, and a stylish courtyard retail and café space. Excellent transport links make Dalkeith ideal for commuters. The town provides easy access to the City Bypass (A720), leading to the A1, M8, and M9, while Eskbank and Newtongrange railway stations (both nearby) offer direct rail services to Edinburgh Waverley in under 25 minutes.

Extras

The sale price includes, light fittings, carpets and floor coverings.

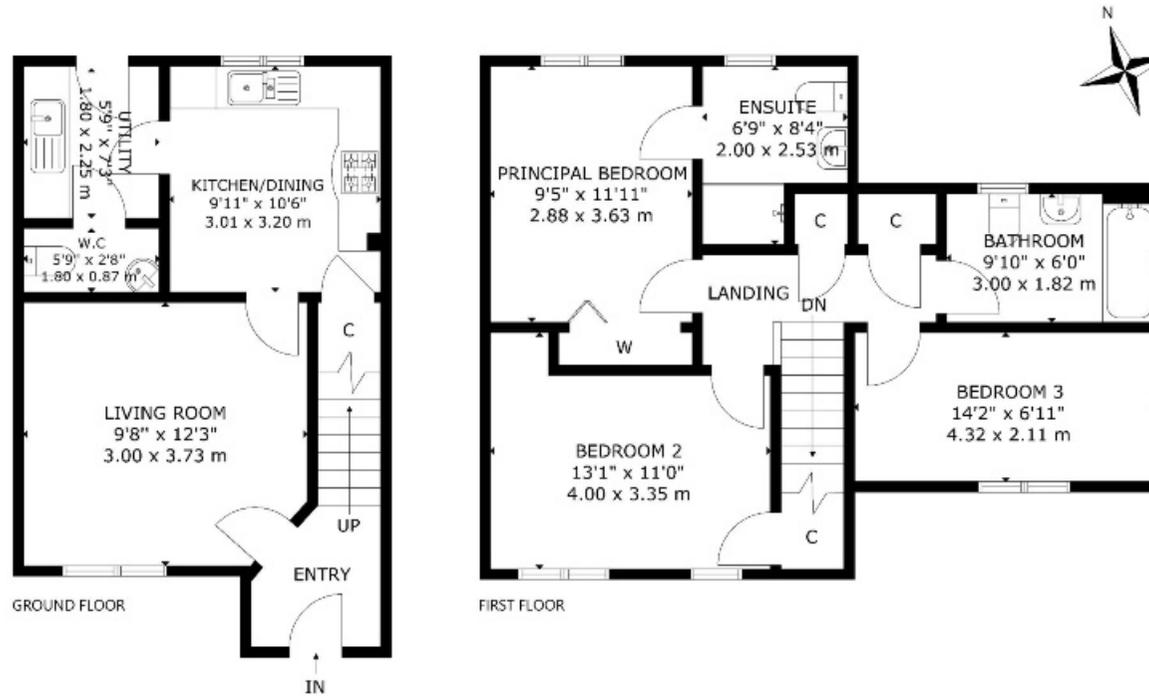
Home Report

The property has been valued by surveyors at £255,000 and the link to the Home Report is available via the ESPC listing.

Viewing

Viewing is by appointment via Agents on 0131 229 3399.





8 CORBIE DRIVE, DALKEITH, EH22 2QQ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3,011 SQ FT / 280 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
 www.nest-marketing.co.uk

drummondmiller
 Solicitors & Estate Agents



Local People. Local Offices.

Call us on **0131 229 3399** or
 email property@drummondmiller.co.uk
drummondmiller.co.uk

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
 01506 656 645 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

