



Solicitors & Estate Agents



Offers Over
£155,000

6 Plummer Court

Dalkeith | Midlothian | EH22 1EX

Superb opportunity to acquire this charming and rarely available two-bedroom flat forming part of a peaceful courtyard development in the popular Midlothian town of Dalkeith. Ideally positioned just a stone's throw from the High Street, with an excellent range of amenities and convenient commuting links close by, the property enjoys a lovely leafy outlook towards Dalkeith Country Park and is ideally suited to first-time buyers and professionals.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Shared garden
-  Allocated parking
-  EPC Band - C
-  Council Tax Band - D



Description

The accommodation begins with a welcoming entrance hallway, benefiting from a large storage cupboard. The bright and airy lounge/diner enjoys twin windows and a pleasant leafy rear-facing outlook towards Dalkeith Country Park, creating a lovely, peaceful setting for relaxing and entertaining. The stylish and well-appointed kitchen is fitted with a range of integrated white goods and finished with neutral gloss units and practical worktops. Panelled splash areas matching the worktops provide a smart and easy-to-maintain finish, while the boiler was replaced in 2024. The generous principal bedroom is a comfortable double featuring an integrated double wardrobe and ample space for additional freestanding furniture. Bedroom two is another good-sized room enjoying the same peaceful rear-facing outlook. A useful single cupboard/wardrobe provides storage, while the room offers excellent flexibility as a guest bedroom, home office, or dressing room. Completing the accommodation is the well-presented bathroom suite, featuring a rainfall shower over the bath, partial wall tiling, and a heated towel rail.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, the property benefits from one allocated parking space, together with a well-kept communal garden to the rear, predominantly laid with chip stone and complemented by mature shrubs. There is also a communal bin store.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and hood, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





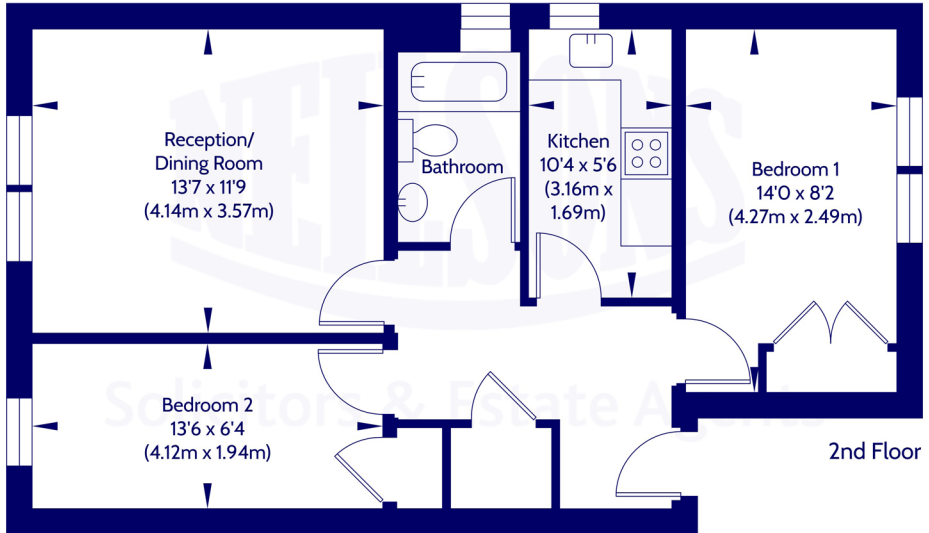
Location

Plummer Court enjoys a superb location within the popular Midlothian town of Dalkeith. There are a host of convenient day-to-day amenities within close proximity including a variety of supermarkets, cafes, pubs and high street shops. There are an array of leisure facilities in the surrounding area to enjoy, including a variety of golf courses, sport facilities and the iconic Dalkeith Country Park. The property is conveniently positioned for access to excellent commuting links with the A7, A68 and City of Edinburgh Bypass close at hand. Public transport is available in the area linking surrounding districts with the city centre with a train station at nearby Eskbank with connections to the borders and Edinburgh City Centre. Reputable schooling is within close proximity including the nearby St David's Primary School with Dalkeith Campus and Newbattle High School easily accessible.





Approx. Gross Internal Floor Area 54 Sq M / 579 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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