

OFFERS OVER £210,000

17a College Medway  
Dalkeith, EH22 3FS

drummondmiller  
Solicitors & Estate Agents



- Tasteful and stylish ground-floor, 2-bedroom flat in a established development in Eskbank
- Spacious living room with open access to kitchen and dining area
- Master bedroom with en-suite bathroom with shower
- Secondary bedroom
- Large kitchen and dining area
- Gas central heating and double glazing
- Convenient location with easy access to transport links
- EPC B

### Description

Drummond Miller is delighted to present this gorgeous, well-established 2-bedroom flat on the ground floor, located in the wonderful area of Eskbank, rich with history, parks, and local stores.

The welcoming hallway features two useful storage cupboards and leads into a bright and spacious open-plan living room and kitchen with plenty of room for dining, creating a modern and versatile living space. The kitchen offers generous storage and worktop space, along with a convenient breakfast bar.

The property has both a well-sized master bedroom with a stylish en-suite bathroom with shower, and a secondary bedroom, allowing a high level of comfort.

Furthermore, the property benefits from a family-style bathroom fitted with a 3 piece suit and mains shower.





### Central Heating and double glazing

There are double-glazed windows throughout and gas central heating.

### Garden and parking

Externally, the property sits within beautifully maintained shared garden grounds with a communal bike shed for residents

Residents' parking and an allocated parking space are available.

### Location

The Midlothian area has an incredibly rich history, such as Dalkeith Palace centred in Dalkeith Country Park being very close to this property.

This flat is conveniently near many local stores and sporting facilities, not only in Dalkeith but also in Lasswade and Bonnyrigg. Furthermore, retail parks like Fort Kinnaird and Cameron Toll can be accessed for a larger range of stores.

There are many schools nearby, both primary and secondary, including Dalkeith High School and Kings Park Primary..

Efficient and easily accessible transport is prominent in Midlothian, with Eskbank having its own train station, and public transport links to the City Centre.

### Council Tax and EPC

Council Tax band D and has a B-rated Energy Performance Certificate.

### Home Report

The property has been valued at £215,000 and a link to the Home Report is available from the ESPC website.

### Viewing

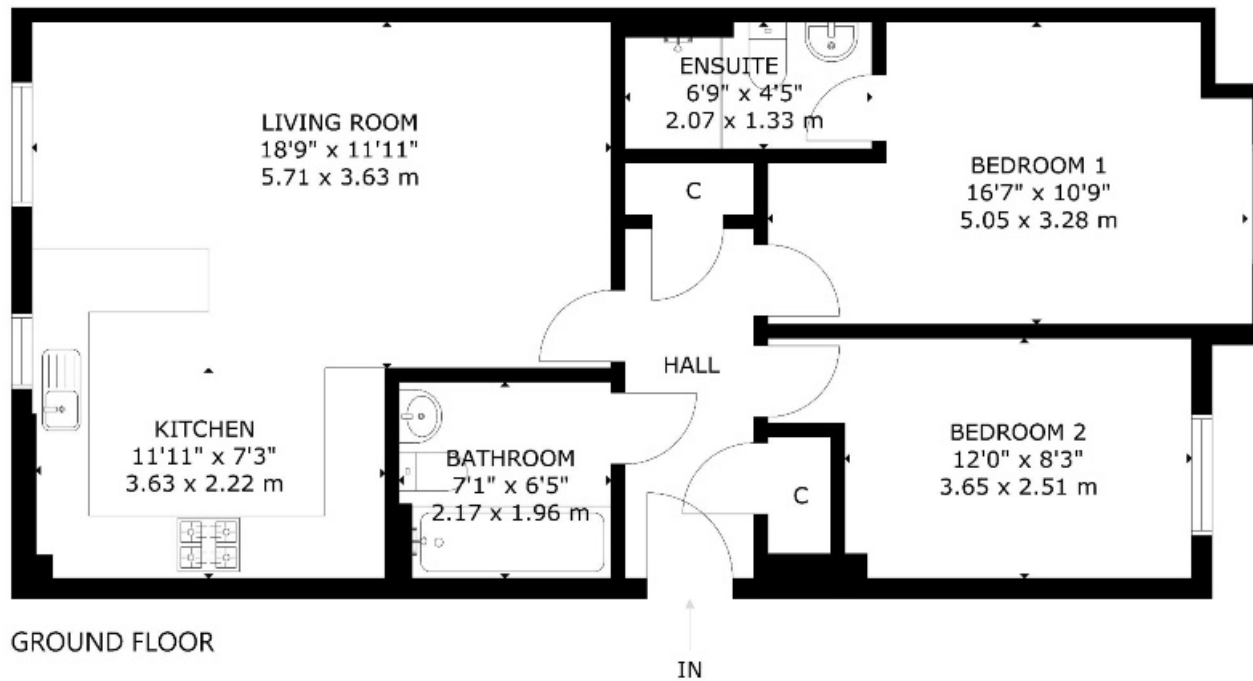
By appointment only, telephone 0131 229 3399.

### Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.

All furniture is available via separate negotiation.





17A COLLEGE MEDWAY, ESKBANK  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 788 SQ FT / 73 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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