





Welcome

Welcome to Bowman's View, this attractive one-bedroom lower ground floor flat forms part of a sought-after factored, retirement development built by McCarthy & Stone in 2007 and finished to a high standard. The development is located in the popular Midlothian town of Dalkeith, close to many local amenities and transport links, further benefits include secluded private beautifully kept communal garden areas which can be accessed via the property, private residents parking and lift access. Viewings by appointment.

- Reception hallway
- Living/dining room with access to quiet rear gardens.
- Fitted kitchen
- Double bedroom
- Shower room
- Secure entry
- Electric heating
- Double glazing
- Well maintained Communal gardens
- Residents parking
- House Manager, 24 hour careline service
- Guest Suite (small charge for visitors)
- Residents Lounge
- Laundry room on the same floor
- Lift access to all floors
- The purchaser must have attained 60 years of age, or, in the case of a couple, their partner can be a minimum 55 years of age. Potential purchasers must all be approved by First Port.





Dalkeith

The property is in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned, being in the town centre, to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, and the usual range of banks, building societies and post office. There is a choice of several bars, restaurants, and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park is close by, and the surrounding countryside will undoubtedly afford hours of pleasure. Schooling is well catered for from nursery to senior level. An efficient public transport network operates throughout Dalkeith and further afield and the city by-pass provides easy access to the surrounding areas of Edinburgh and other motorway networks.

Factors note:

Agent's Note: The development is factored by First Port Management with an approximate annual fee of £1250.00 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.

Extras

Included in the sale are: Floor coverings, light fittings, curtains, fridge freezer and electric hob. Adjustable chair and bed available by negotiation. No warranty applies to any integrated appliance, free-standing appliance or any movable items included in the sale as these are deemed sold as seen.



Get in touch

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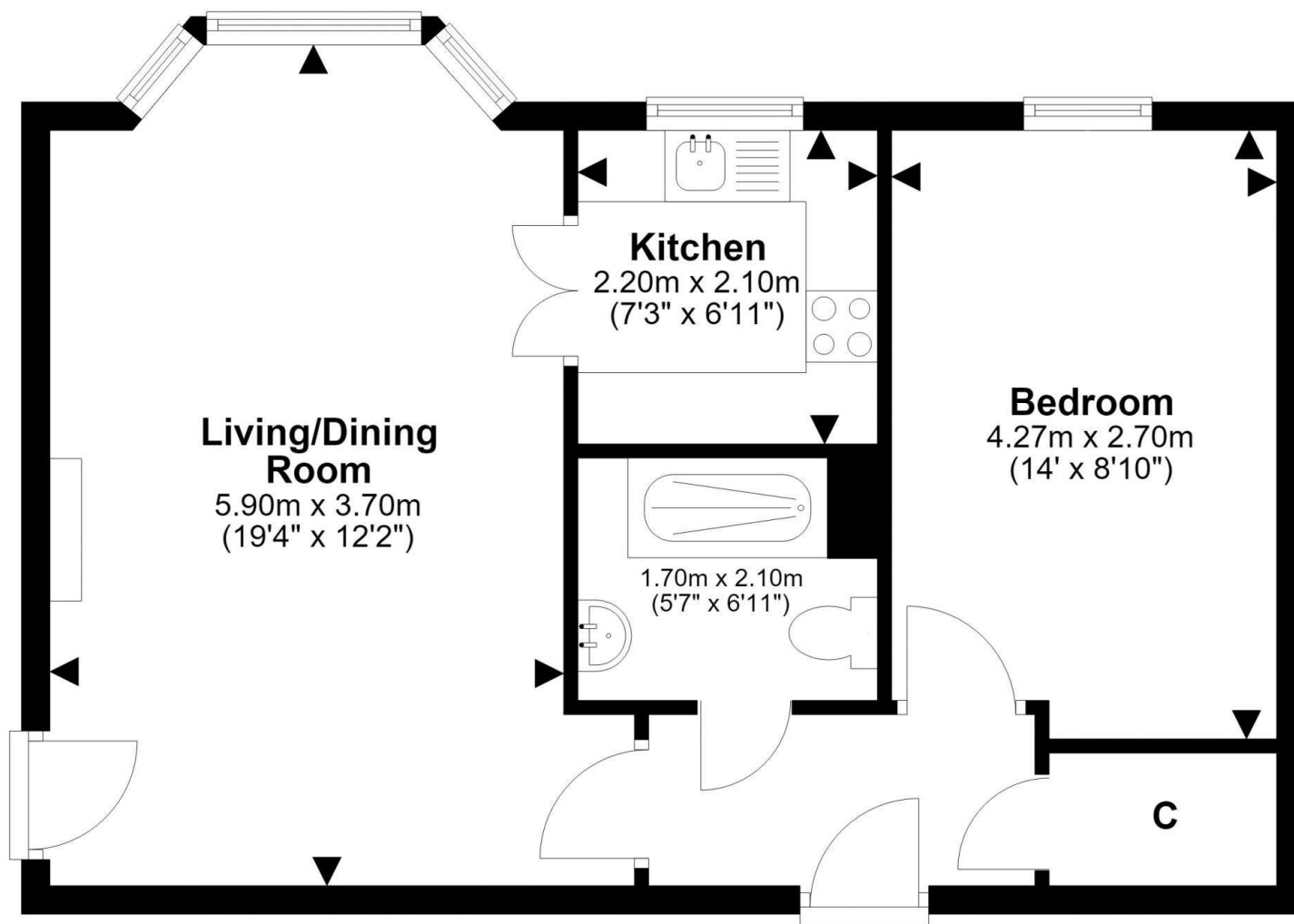
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

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.