



# 16a Thorny Crook Crescent

Dalkeith, Midlothian, EH22 2RJ



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## Bright & spacious ground floor flat set within a popular residential development in Dalkeith

- Sitting/dining room
- Fitted kitchen
- 2 double bedrooms
- Showerroom with 3 piece suite
- Gas central heating & Double glazing
- Secure entryphone system
- Allocated parking space
- Landscaped communal grounds
- Excellent location close to local amenities

Offers Over:

**£175,000**



Further information can be found in the home report.

## 🏠 About the Property

This well-presented ground floor flat forms part of a popular residential development, set within attractive communal landscaped grounds. The property is ideally suited to a range of purchasers including first-time buyers, downsizers, or buy-to-let investors, and offers comfortable living in the popular Dalkeith area, with excellent local amenities and transport links close at hand.

The property is light-filled and finished in neutral tones, with the sitting/dining room benefiting from windows on two sides, including a south-facing view. Generously proportioned rooms allow for various furniture configurations & the flat provides built-in storage in the hallway & one of the bedrooms.

Further benefits include gas central heating, double glazing, security entryphone system and an allocated parking space along with visitor parking spaces

### ⊕ Extras

To include all fitted carpets and fitted floor coverings, hob, oven, cooker hood, fridge/freezer, washing machine, curtains, curtain poles and light fittings. Other items of furniture can be included if desired.



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Ground Floor

Total Area: 62.5 m<sup>2</sup> ... 672 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## Location

Dalkeith is a vibrant town situated approximately 25 minutes by car from Edinburgh City Centre, conveniently located near the Royal Infirmary and Queen Margaret College. The town features a well-developed shopping area, including a 24-hour Tesco supermarket within close proximity. Additionally, Fort Kinnaird, which offers a diverse selection of retail outlets, is easily accessible by car. Regular bus services are available to both the city centre and Musselburgh. The Dalkeith School complex encompasses a secondary school, along with excellent new sporting facilities including a swimming pool and running track. A primary school is also located nearby.

## Management

The development is factored by Ross & Liddell with the current monthly fee being approximately £65. This covers the costs for the upkeep of the communal grounds, stair lighting, once weekly cleaning of the stair well and the block's buildings insurance



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