



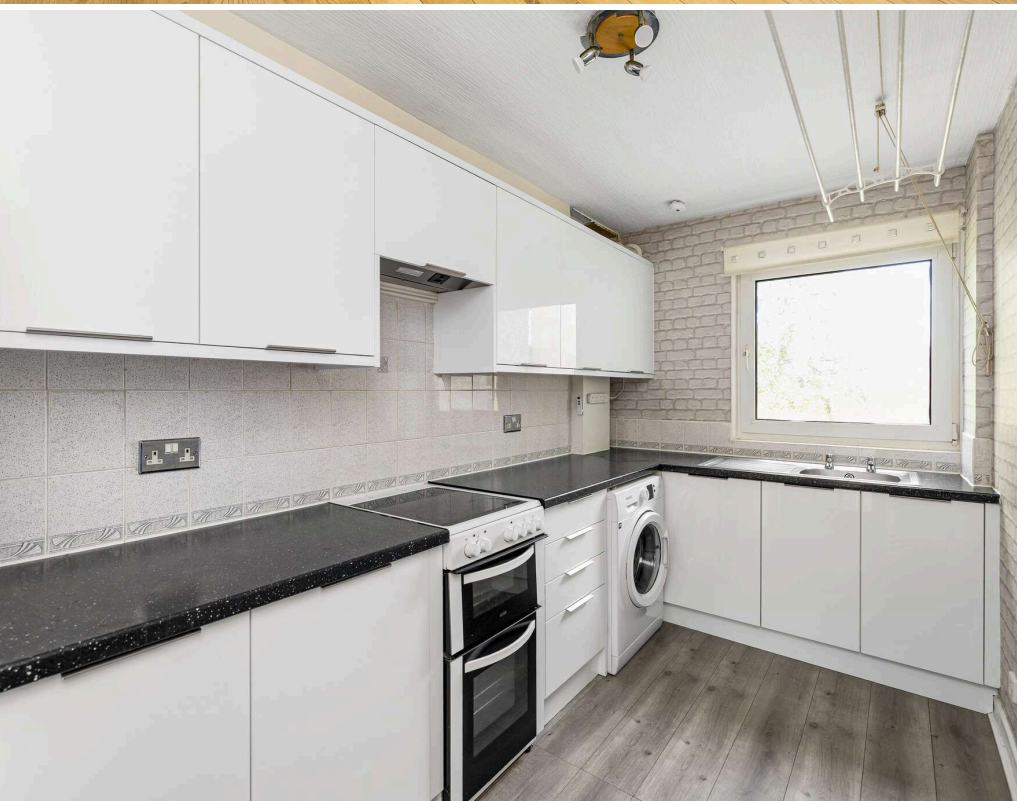
44/5 Saint Andrew Street, Dalkeith, EH22 1BJ



## Welcome

Welcome to 44/5 St Andrew Street, an ideally located property in Dalkeith's vibrant town centre. This spacious flat comprises two bedrooms and a generously proportioned living and dining room. Although the property requires some modernisation, it is attractively priced and provides suitable accommodation for first-time buyers, professionals, or investors seeking a buy-to-let opportunity. Additional benefits include gas central heating, double glazing, and proximity to local amenities, transport links, and green spaces. The property also offers external stair storage, access to a shared rear garden, and ample unrestricted on-street parking. Viewings are available by appointment, and early viewing is strongly advised.

- Communal entrance with well-kept stairwell
- Reception hallway with ample storage
- Bright and spacious living and dining room with living flame gas fire and fire surround
- Two double bedrooms
- Fitted kitchen with a range of units, electric cooker, extractor, and remaining white goods
- Family bathroom with three-piece suite, shower over the bath, shower screen, wc, and sink
- Double glazing and gas central heating
- Communal garden grounds
- Unrestricted on street parking available





## Dalkeith

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Dalkeith is a vibrant town situated just a short distance from Edinburgh, offering an excellent blend of historic charm and modern convenience. The area boasts a wealth of local amenities, including shops, cafes, and restaurants, as well as beautiful parks and green spaces such as the renowned Dalkeith Country Park. With excellent transport links to the city centre and surrounding areas, Dalkeith is ideal for commuters and families alike, providing a welcoming community atmosphere and a host of leisure and educational facilities. Residents enjoy both the tranquillity of the countryside and the convenience of urban living, making Dalkeith a highly sought-after location for property buyers.

## Extras

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Included in the sale are: floor coverings, light fittings, blinds where fitted, cooker, and free-standing white goods. No warranty applies to any integrated appliance, free-standing white goods, or any movable item included in the sale.



# Get in touch

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 0131 240 3818

Property Hub:

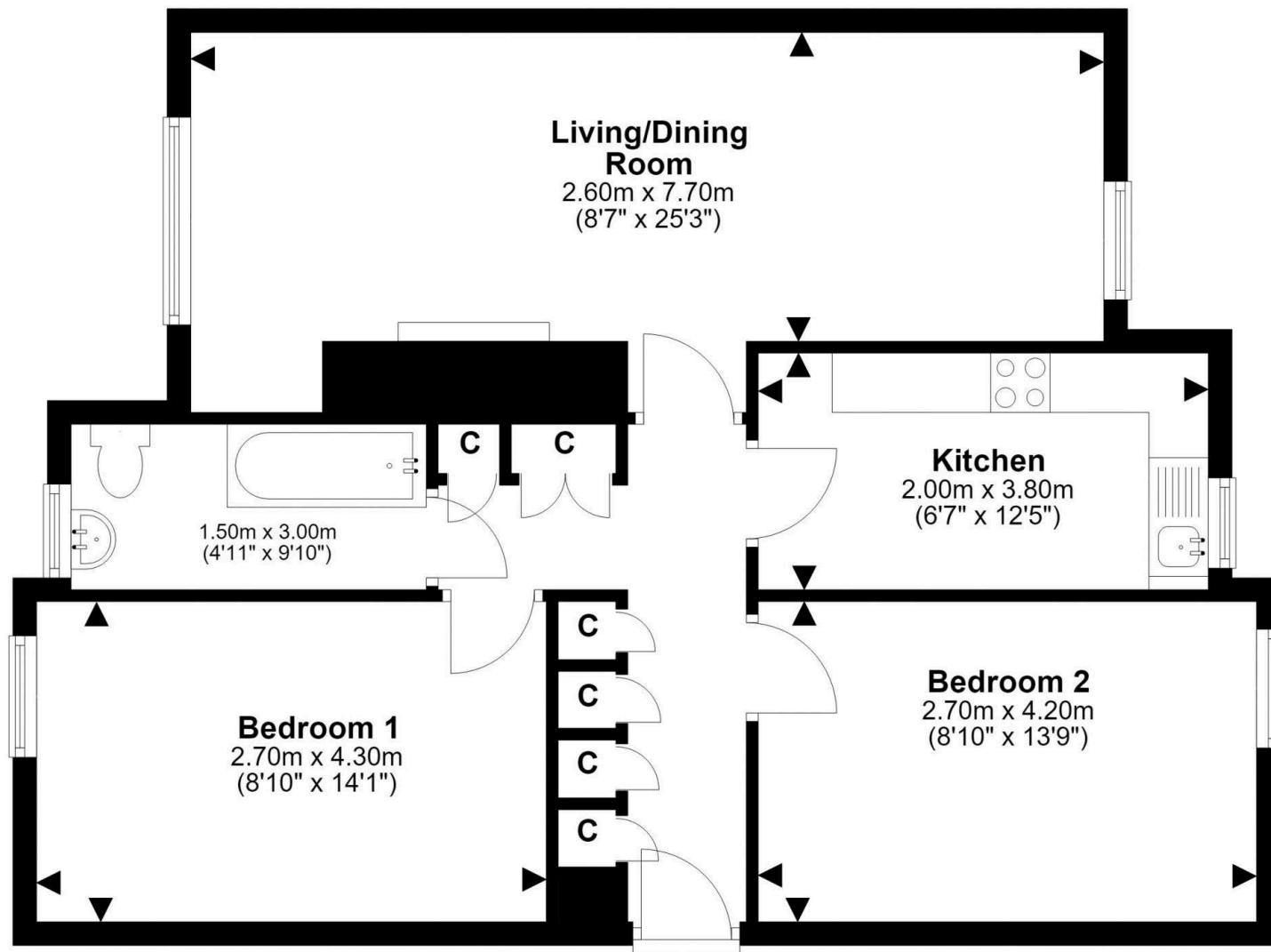
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.