

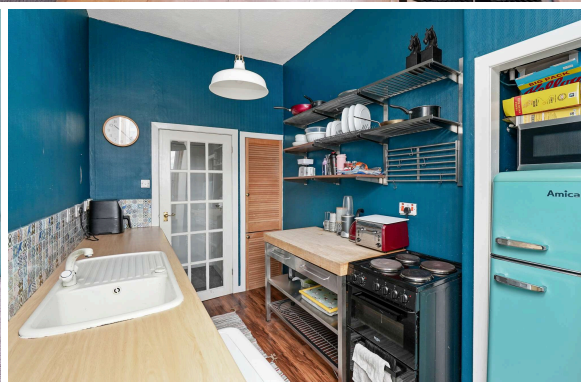
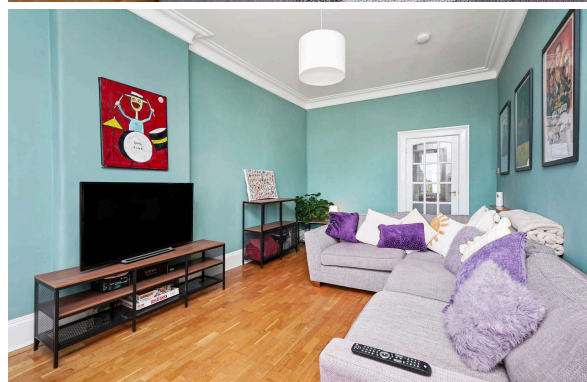


50E Buccleuch Street  
DALKEITH | EH22 1AB



**warner's**  
solicitors & estate agents





## 50E Buccleuch Street

DALKEITH | EH22 1AB

Nestled in the heart of Dalkeith, moments from excellent amenities, quick transport links and vast open green spaces is this spacious top floor apartment. Boasting double glazing, gas central heating and a well-kept communal garden the property would make an ideal buy in a central and well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright twin windowed lounge with generous dining space and a large double bedroom off, a fitted kitchen with abundant work surface and the flat is completed by a stylish bathroom with shower over bath.

- Top floor apartment in the heart of Dalkeith
- Moments from excellent amenities and bus links
- Welcoming hallway with deep storage cupboards
- Bright twin windowed lounge
- Double bedroom
- Fitted kitchen
- Stylish bathroom with shower over bath
- Well-kept communal garden
- Gas central heating
- Double glazing

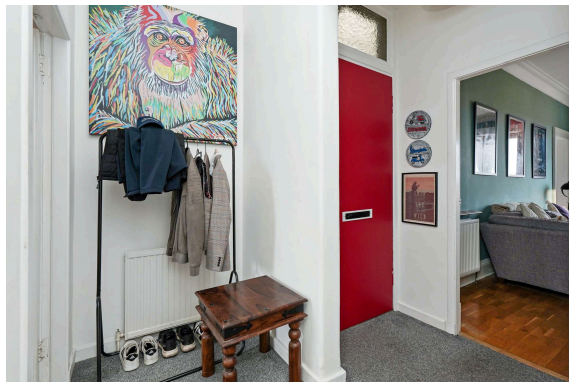
Council tax band B, EPC rating C

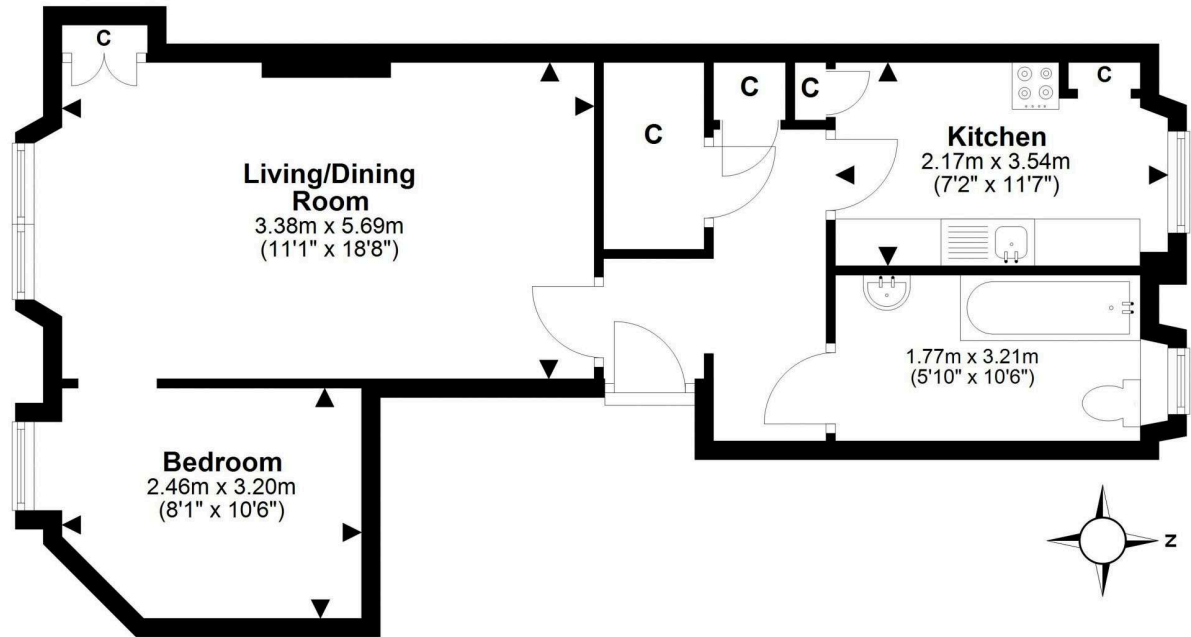
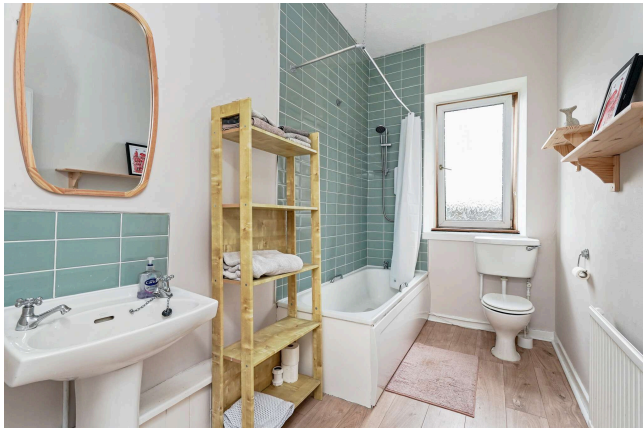
Extras- Washing machine, fridge freezer, curtains, fixtures and fittings.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Dalkeith is a popular Midlothian town lying approximately eight miles south of Edinburgh's City Centre. There is an excellent shopping area in the centre of the town, complemented by the usual post office, banks and building societies. Local Sainsbury's and Aldi stores are located within a mile of the property. On the outskirts of the town at Hardengreen there is a 24 hour Tesco superstore and the City Bypass gives quick access to a number of retail parks as well as major road routes both north and south. There are first class recreational facilities in the area including Dalkeith Country Park and a number of popular golf courses. There are excellent primary and secondary schools in the vicinity and Queen Margaret and Jewel and Esk Colleges are also easily accessible for the more mature student. There is a regular bus service to the City Centre and surrounding areas and the Borders Railway link has a station at nearby Eskbank





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.