



## Recently upgraded

### Three-bedroom, ground floor, main door flat



This exceptionally well-presented three-bedroom ground floor, main door flat offers move-in ready accommodation in a popular Dalkeith location, just moments from local shops, schools and excellent transport links. Recently upgraded, the property combines modern finishes with generous living space, making it an ideal home for families, first-time buyers or investors alike. The accommodation begins with an entrance vestibule, complete with a large storage cupboard, leading into a hallway. The impressive dining living room features a bay window, attractive fireplace and additional storage, creating a perfect space for families. The newly fitted contemporary kitchen is finished with sleek white modern units, solid oak worktops and includes an oven, microwave, hob, extractor fan, with ample space for additional freestanding appliances. A door provides direct access to the rear decking area, ideal for outdoor seating. There are three well-proportioned double bedrooms, one of which benefits from built-in storage. The stylish family bathroom includes a bath with overhead rain shower, vanity unit, attractive wood panelling, wet walling, quality tiling and a window for natural light and ventilation. Further benefits include a new boiler installed in 2025, a newly fitted kitchen, laminate flooring and carpets (both 2026), double glazing and gas central heating. The property is also set up as a rental, offering excellent investment potential. Externally, the property boasts fantastic private garden grounds. To the front, there are two areas laid to lawn, a private driveway, space for a garage if required and an additional side garden area. To the rear, a decking space provides a perfect spot for relaxing, along with a shared drying green. Early viewing is highly recommended to fully appreciate the quality, space and location on offer.

## Key Features

Entrance vestibule and hallway

Dining living room

Kitchen (new 2026)

Three double bedrooms

Family bathroom

Double glazing and gas central heating (new boiler 2025)

Private garden

Driveway

Shared drying green



## Dalkeith

The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is an excellent range of local shops on hand, including Lidl whilst further shopping is available in nearby Bonnyrigg. The immediate vicinity lends itself to relaxing country walks; including those within Dalkeith Country Park and there is a fantastic selection of golf courses nearby. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus also easily accessible. There are well-organized public transport links which operate to Edinburgh and beyond and the Borders Railway link has a station at nearby Eskbank.



## Extras

All fitted floor coverings, blinds, light fittings, oven, microwave, hob and extractor fan are included in the sale (no warranties given).

## Viewing

By appointment please telephone ELP Arbutnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

C

## Home Report Valuation

£160,000

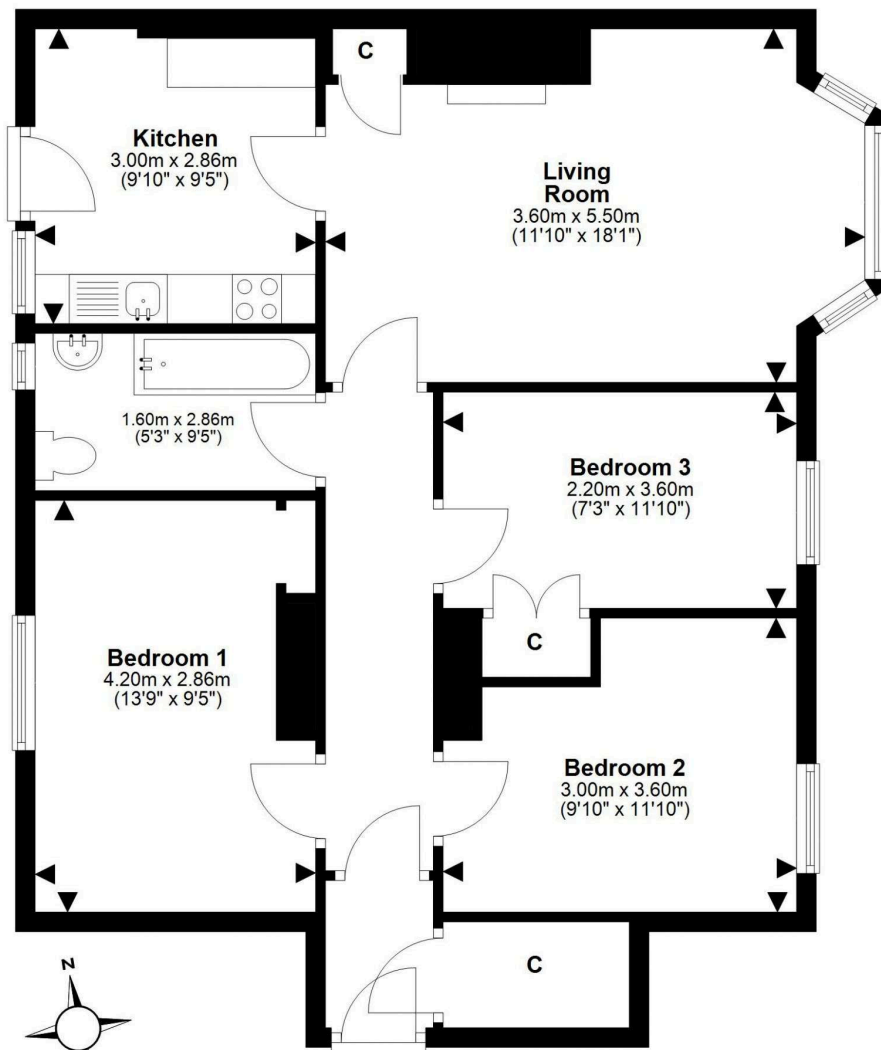
## EPC Rating

C

## Tenure

Freehold





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.



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