

OFFERS OVER £120,000

59c, St Andrew Street
Dalkeith, EH22 1BP

drummondmiller
Solicitors & Estate Agents



- Bright first-floor flat with dual aspect in a central Dalkeith
- Newly decorated throughout, offering move-in ready accommodation
- South-facing living room with recessed, fully fitted kitchen and appliances
- Sizeable double bedroom with fitted wardrobes
- Modern bathroom with overhead shower
- Gas central heating, double glazing throughout
- Communal garden, and external outhouse for storage
- EPC C

Description

Drummond Miller is pleased to bring to the market this bright and well-presented 1 bed flat (47 sqm), ideally located in the centre of Dalkeith. Forming part of a traditional 1920s building, the property benefits from a desirable dual aspect and represents an ideal purchase for first-time buyers or investors.

The freshly decorated accommodation comprises a spacious south-facing living room with a recessed, fully fitted kitchen area, complete with integrated appliances.

The property further features a well-proportioned double bedroom with fitted wardrobes and a bright bathroom fitted with white sanitary ware and an overhead shower.





Central Heating and double glazing

There are uPVC double-glazed windows throughout and gas central heating.

Garden and parking

The property benefits a well-maintained communal rear garden. In addition, there is a useful external outhouse fitted with a traditional Belfast sink, offering excellent storage or utility potential.

On-street parking is available to the front and surrounding streets.

Location

The property enjoys a prime position in the heart of Dalkeith, a vibrant and historic market town that blends everyday convenience with easy access to open countryside. Just a short walk away, Dalkeith Country Park offers extensive green space, woodland walks, and leisure attractions, making it ideal for outdoor enthusiasts.

Dalkeith's bustling town centre provides a wide range of local amenities including independent shops, cafés, restaurants, and well-known supermarkets. Schooling is available at both primary and secondary levels nearby, along with a variety of leisure facilities and golf courses in the surrounding area.

For commuters, the property is exceptionally well placed. The A68 and Edinburgh City Bypass are easily accessible, connecting to the wider motorway network, while Edinburgh city centre is approximately 7 miles away. Regular bus services operate throughout the area, and the nearby rail station at Eskbank offers swift and convenient links into Edinburgh and beyond.



Council Tax and EPC

Council Tax band B and has a C-rated Energy Performance Certificate.

Home Report

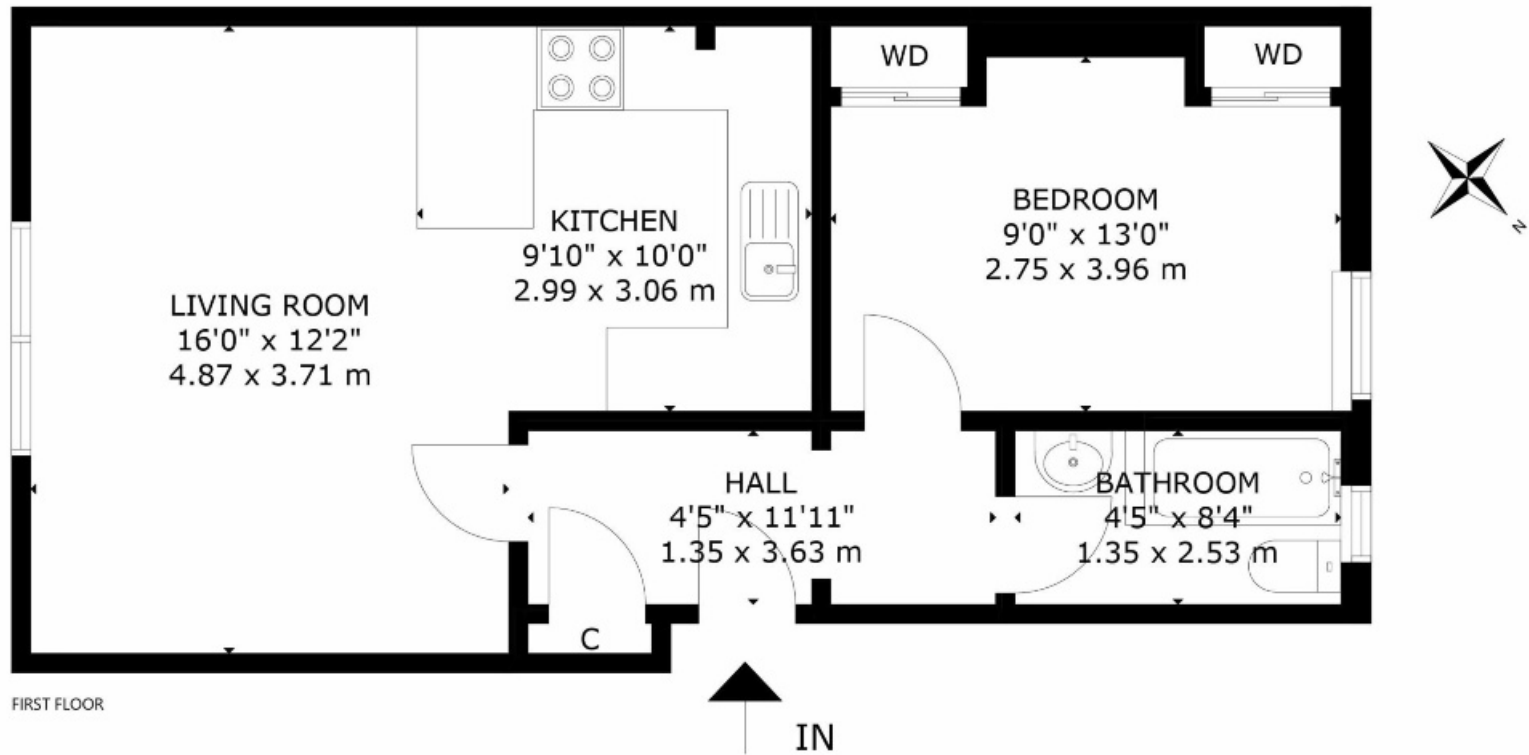
The property has been valued at £120,000 and a link to the Home Report is available from the ESPC website.

Viewing

By appointment only, telephone 0131 229 3399.

Extras

All curtains, blinds, light fittings and white goods are included in the sale price.



59C ST ANDREW STREET, DALKEITH, EH22 1BP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 511 SQ FT / 47 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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