



81 James Lean Avenue, Dalkeith, Midlothian, EH22 2AB



Welcome

Welcome to 81 James Lean Avenue, Dalkeith - an ideal first-time purchase, ground floor living opportunity, or property investment. This two-bedroom main door ground floor flat, is set within a popular residential area of Dalkeith, close to and within walking distance of all amenities, schooling and transport links. Presented to the market requiring some upgrading but with current gas safety and electric certificates this property represents excellent value in today's market. The property currently benefits from gas central heating with combi boiler, spacious accommodation and private garden grounds to the front and rear. Viewing is by appointment only.

- Ground floor living with own main front and rear door entrance
- Hallway with walk-in storage
- Living room with dual aspect windows to the front and side, wall mount gas fire (no longer working), and store cupboard
- Breakfasting kitchen with rear garden access, a range of base and wall units, small breakfast bar, electric cooker, washing machine, fridge, and freezer,
- Double bedroom with dual aspect windows, open shelved storage and wardrobes to stay
- Double bedroom with rear facing window
- Family shower room with electric shower, wc and sink
- Single glazing and gas central heating
- Private garden grounds to both the front and rear





Dalkeith

The property is in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned in an ideal location to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, Lidl, Aldi, and the usual range of banks, building societies and post office facilities. Leisure wise the choice is excellent and includes several bars, restaurants, and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park and numerous golf courses are close by, and the surrounding countryside will undoubtedly afford hours of pleasure. Schooling is well catered for from nursery to senior level. An efficient public transport network operates throughout Dalkeith and further afield and the city by-pass provides easy access to the surrounding areas of Edinburgh and other motorway networks. The Borders and Edinburgh rail link also has many stations nearby providing easy access to Edinburgh city centre within 20 minutes.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, electric cooker, all remaining appliances, sofa, bedroom wardrobes and shed. No warranty applies to any integrated appliance, free standing white goods or any other movable items included in the sale.



Get in touch

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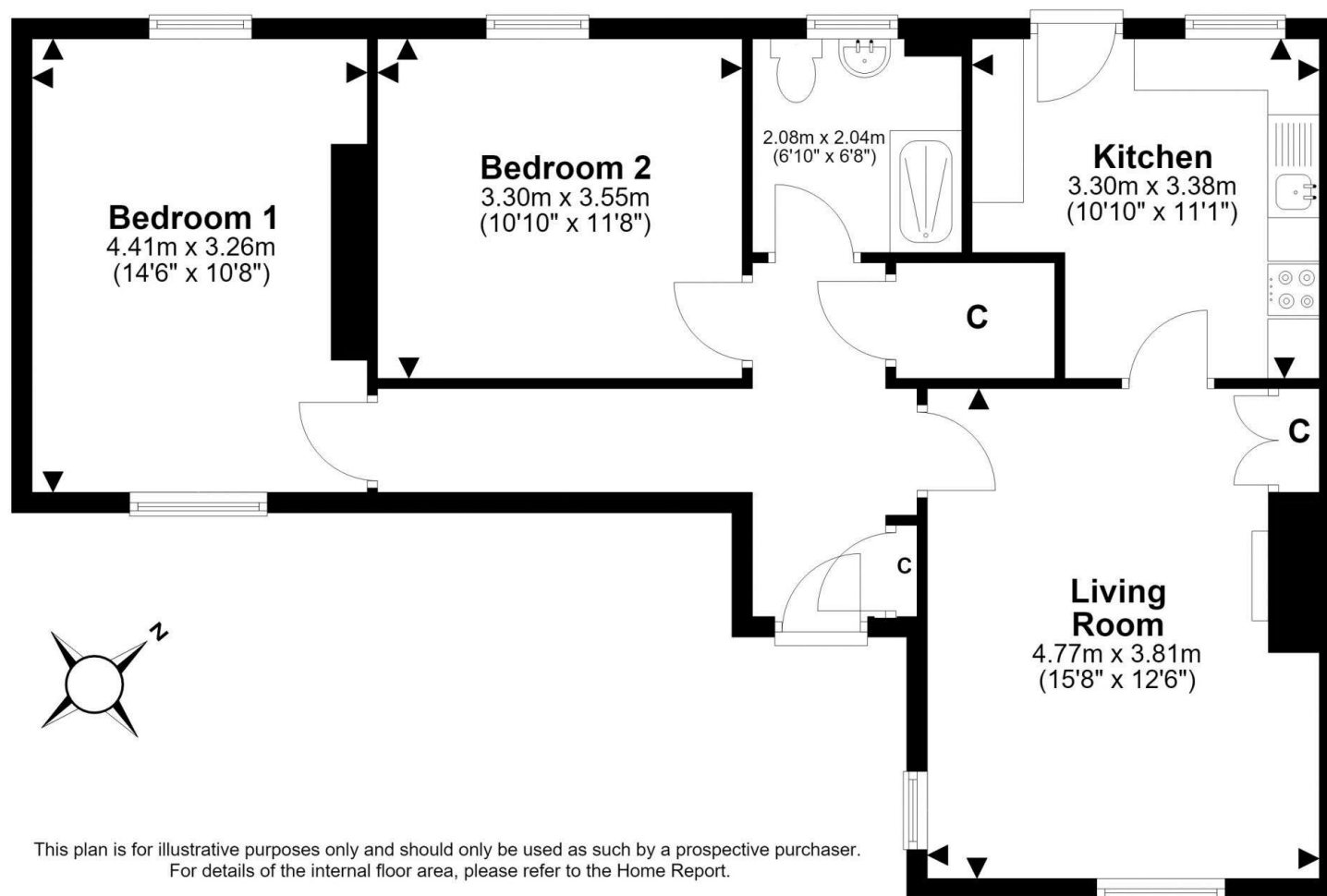
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

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.