



2F1, 79 High Street
Dalkeith, EH22 1JA

Deans 
Solicitors & Estate Agents LLP



DOUBLE UPPER FLAT

- Sitting Room
- Breakfast Kitchen
- Double Bedroom
- Bathroom
- Shared Rear Garden
- Gas Central Heating
- On-Street Parking
- EPC Rating - C



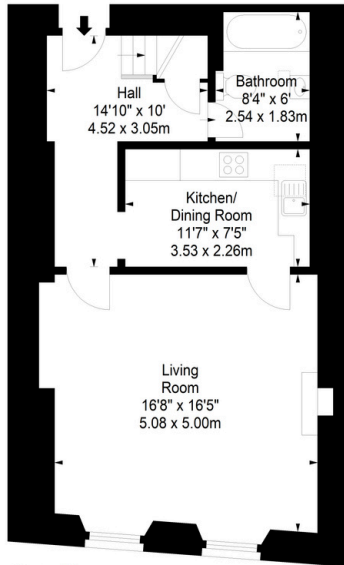
Set within the heart of the High Street, this tastefully presented traditional double upper flat is located within the popular commuting town of Dalkeith. There are a variety of shops, restaurants and cafes on the doorstep with further specialised shopping available at Fort Kinnaird a short drive away. The City Bypass is also easily accessible giving access to the North and South with a regular public transport service transport service travelling to Edinburgh City Centre. The property in move-in condition, would make an ideal purchase for the young professional and comprises: welcoming communal hallway, entrance hall, attractive and spacious sitting room with large twin recessed windows, feature fireplace and ornate cornice work, stylish well laid out breakfast kitchen, generously proportioned double bedroom and bathroom with white suite and shower. Externally, there is a shared garden to the rear and on-street parking can be found within the surrounding streets and benefits from gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, tumble dryer and light shades. All appliances included in the sale are sold as seen with no warranty provided.



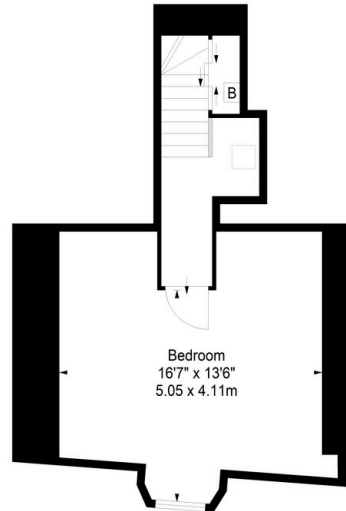
High Street,
Dalkeith, EH22 1JA



Approx. Gross Internal Area
871 Sq Ft - 80.92 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor



Third Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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