

OFFERS OVER £140,000

37 Bowman's View
Dalkeith, EH22 1EZ

drummondmiller
Solicitors & Estate Agents



- Well maintained one bed retirement flat
- Entrance hall with large storage cupboard
- Bright living room leading through to kitchen
- Spacious double bedroom with built in storage space
- Shower room
- Residents lounge
- Close to local amenities
- Residents parking
- EPC C

Description

This well-presented second-floor flat is part of a sought-after McCarthy & Stone retirement development, ideally located within easy walking distance of a wide selection of local amenities. The one-bedroom property is offered in move-in ready condition.

The accommodation begins with an entrance hall featuring a generous storage cupboard, leading into a bright and comfortable living room with space for a small dining area. The separate kitchen benefits from a window, allowing for plenty of natural light. The spacious double bedroom includes built-in storage. For added reassurance, the flat is equipped with a 24-hour pull-cord Careline system, offering residents extra peace of mind.





Development and Facilities

The purpose-built retirement complex has the requirement that residents must be a minimum of 60 years of age or, in the case of a couple, one can be 55 years of age or above. Residents benefit from a secure entry phone door system and an on-site warden service. A lift serves all floors for ease of access. The development also features a residents' lounge and kitchen area for social gatherings, and a guest suite is available for visitors at a small charge.

The factoring agents, FirstPort, are responsible for the maintenance, cleaning, lighting, and upkeep of all communal areas, ensuring the building and grounds remain in excellent condition.

Heating and Glazing

The property benefits from electric night storage radiators and is fully double glazed.

Garden and Parking

The building has an attractive and elegant stone-faced elevation. There is a courtyard for residents' parking and beautifully landscaped gardens for the enjoyment of all residents.

Location

This street is quietly located in the very centre of Dalkeith, only some eight miles from Edinburgh. There are excellent bus services, a rail station, and very easy access to the City Bypass and other major road networks. Dalkeith offers numerous amenities including two large supermarkets, a modern school campus, a country park, and scenic riverside walks.

Valuation

The property has been valued at £145,000, and the Home Report is available from the ESPC website.

EPC and Council Tax

The property has a C-rated Energy Performance Certificate and lies in Council Tax Band C.

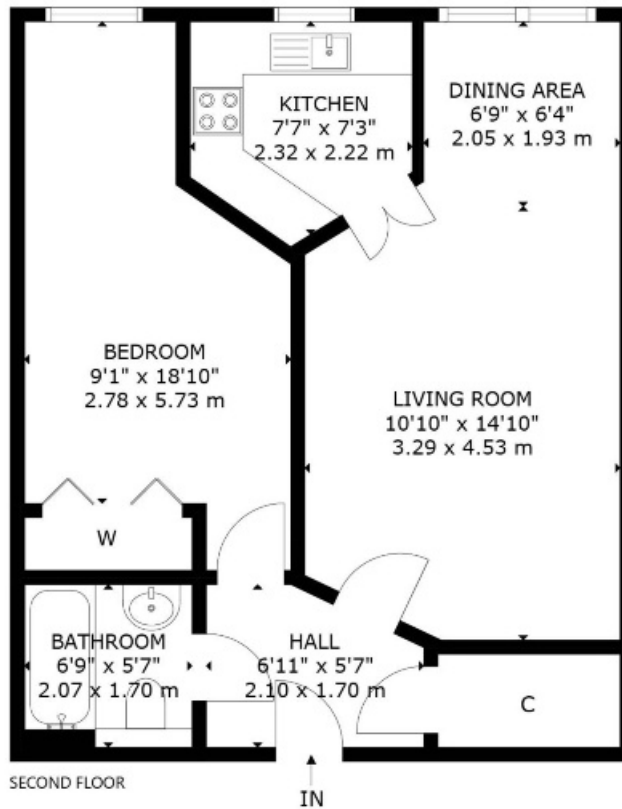
Extras

The carpets, cooker, extractor hood, fridge freezer, and fitted fixtures and fittings are included in the sale price.

Viewing

To arrange a viewing, please contact the Agents on 0131 229 3399.





37 BOWMANS VIEW, DALKEITH, MIDLOTHIAN, EH22 1EZ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 507 SQ FT / 47 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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