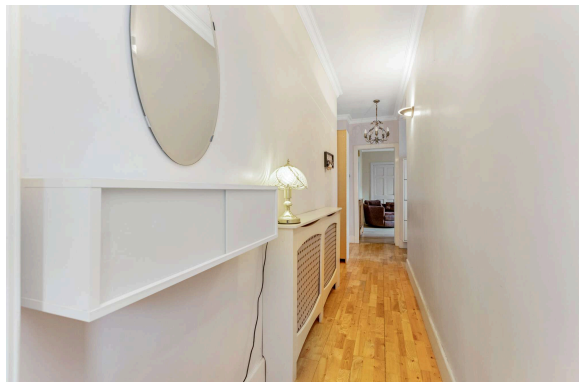




61 James Lean Avenue
DALKEITH | MIDLOTHIAN | EH22 2AB


warners
solicitors & estate agents



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Nestled on a quiet street in the heart of sought-after Dalkeith, moments from excellent amenities, quick transport links and vast open green spaces is this spacious main door lower villa. Boasting pleasant views, a long driveway and front and rear gardens this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright dual aspect lounge with feature fireplace, a contemporary kitchen with attractive units and garden access, two well-proportioned double bedrooms and the flat is completed by a stylish shower room. Externally the fully enclosed rear gardens has a decked area ideal for al fresco dining and a section laid to lawn.

- Main door lower villa
- Driveway and large front and rear gardens
- Heart of sought-after Dalkeith location
- Welcoming hallway
- Bright dual aspect lounge
- Contemporary kitchen
- Two spacious double bedrooms
- Stylish shower room

Energy Rating D. Council Tax band B.

Included in the sale will be all blinds, the washing machine, and the greenhouse.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Dalkeith is a popular Midlothian town lying approximately eight miles south of Edinburgh's City Centre. There is an excellent shopping area in the centre of the town, complemented by the usual post office, banks and building societies. On the outskirts of the town at Hardengreen there is a 24 hour Tesco superstore and the City Bypass gives quick access to a number of retail parks as well as major road routes both north and south. There are first class recreational facilities in the area including Dalkeith Country Park and a number of popular golf courses. There are excellent primary and secondary schools in the vicinity and Queen Margaret and Jewel and Esk Colleges are also easily accessible for the more mature student. There is a regular bus service to the City Centre and surrounding areas and the Borders Railway link has a station at nearby Eskbank.



