

OFFERS OVER £130,000

7a High Street
Dalkeith, EH22 1JB

drummondmiller
Solicitors & Estate Agents



- First floor flat
- Spacious double bedroom
- Bright living room with handy box room
- Modern shower room
- Gas central heating
- Close to local amenities
- EPC C

Description

A well-presented first-floor flat offering bright and comfortable accommodation, ideally suited to a first-time buyer, professional or investor.

The property comprises a welcoming entrance hallway, a generous living room, a well-appointed kitchen, a spacious double bedroom and a useful box room, which would make an ideal home office, dressing room or additional storage space. A modern shower room completes the accommodation.

The property offers well-proportioned rooms throughout and provides a practical and versatile layout, with the additional box room adding valuable flexibility that is not often found in a one-bedroom flat.





Heating

The property benefits from gas central heating.

Location

Dalkeith is a popular Midlothian town and offers an excellent balance of town and countryside living. The town provides a good range of everyday amenities, including shops, cafés, restaurants, schools, leisure facilities and local services, while the surrounding area offers a variety of parks, woodland and scenic walking and cycling routes.

The area is particularly well placed for commuters, with regular bus services providing direct connections to Edinburgh city centre and surrounding Midlothian towns. Eskbank station also provides access to the Borders Railway, connecting the area with Edinburgh and destinations throughout Midlothian and the Scottish Borders.

Valuation

The property has been valued at £135,000, 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 B.

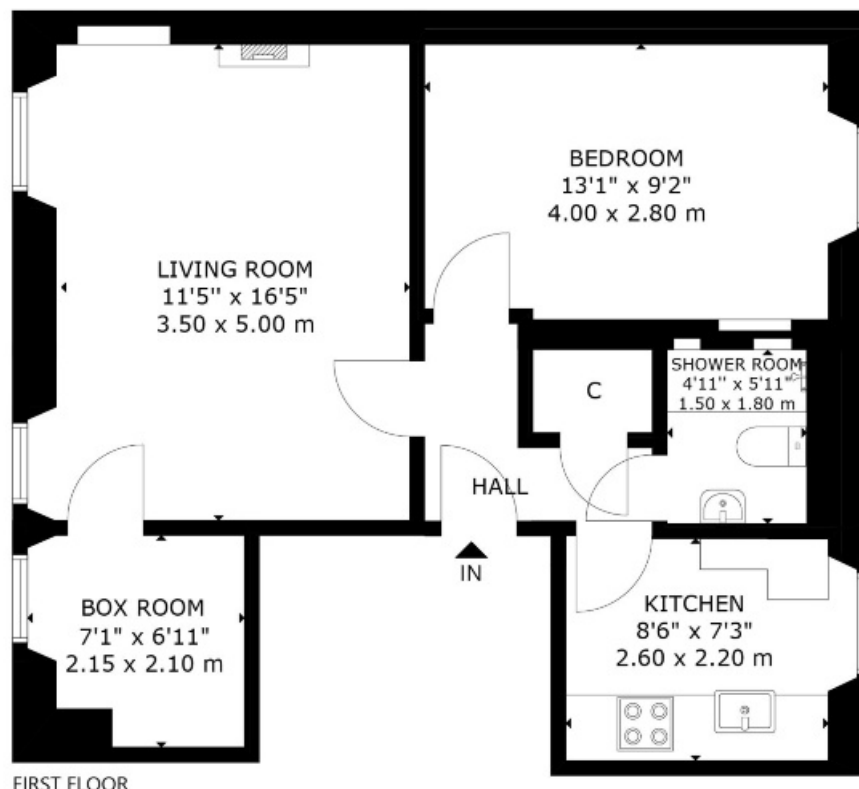
Extras

The 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.





FIRST FLOOR

7A, HIGH STREET, DALKEITH, EH22 1JB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 513 SQ FT / 48 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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