

1a Miners Walk

DALKEITH, MIDLOTHIAN, EH22 2AL



*SPACIOUS TWO BEDROOM GROUND
FLOOR FLAT ON A DESIRABLE CORNER PLOT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this spacious two-bedroom ground-floor flat, ideally situated on a desirable corner position within a popular residential area of Dalkeith. Offering generous proportions, excellent natural light and superb practical accommodation, this attractive home is perfectly suited to first-time buyers, professionals, downsizers or investors alike.

The property is accessed via a secure entry system and benefits from a good-sized entrance hallway, providing excellent circulation throughout the accommodation along with useful storage. The bright and welcoming living room is a particular highlight, featuring a large bay window which takes full advantage of the property's corner position, creating a light and spacious environment that is ideal for both relaxing and entertaining.

The Property







The property also benefits from a good sized kitchen, offering ample storage and worktop space, making it a highly practical and functional area for everyday cooking.





There are two generously proportioned bedrooms, both offering excellent space for a range of furnishings and flexible use. The accommodation is completed by a well-appointed family bathroom.

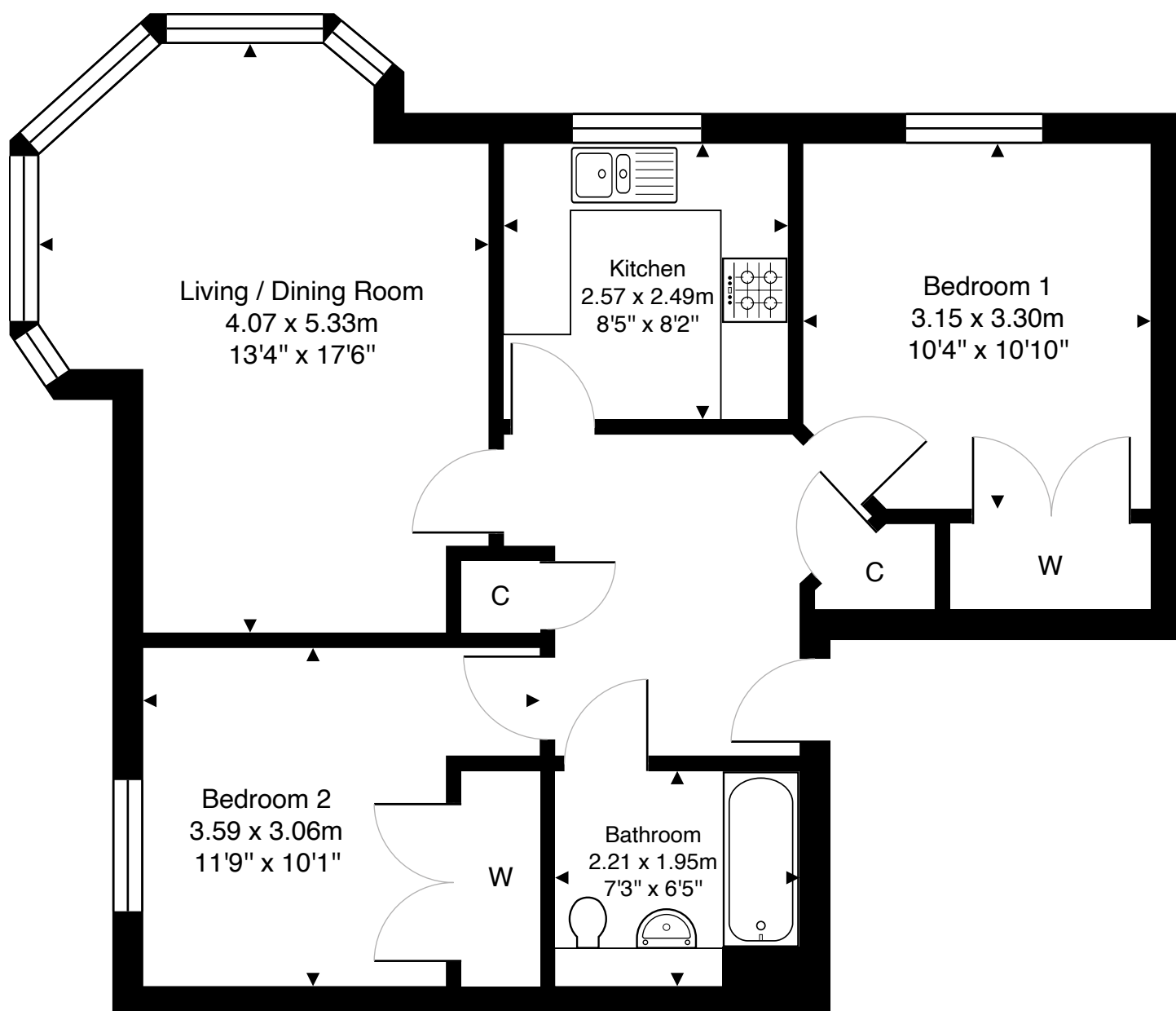




Bedroom 2







Gross internal floor area (m²): 62m²

EPC Rating: C



The property further benefits from gas central heating and double glazing, ensuring warmth, comfort and efficiency throughout the year. Excellent storage is available throughout the home, adding to its practicality and appeal. In addition, there is an allocated parking space providing convenient and secure off-road parking.

This is a fantastic opportunity to acquire a well-proportioned ground-floor flat in a popular Dalkeith location, with excellent access to local amenities, schools, transport links and the wider road network. Early viewing is highly recommended.

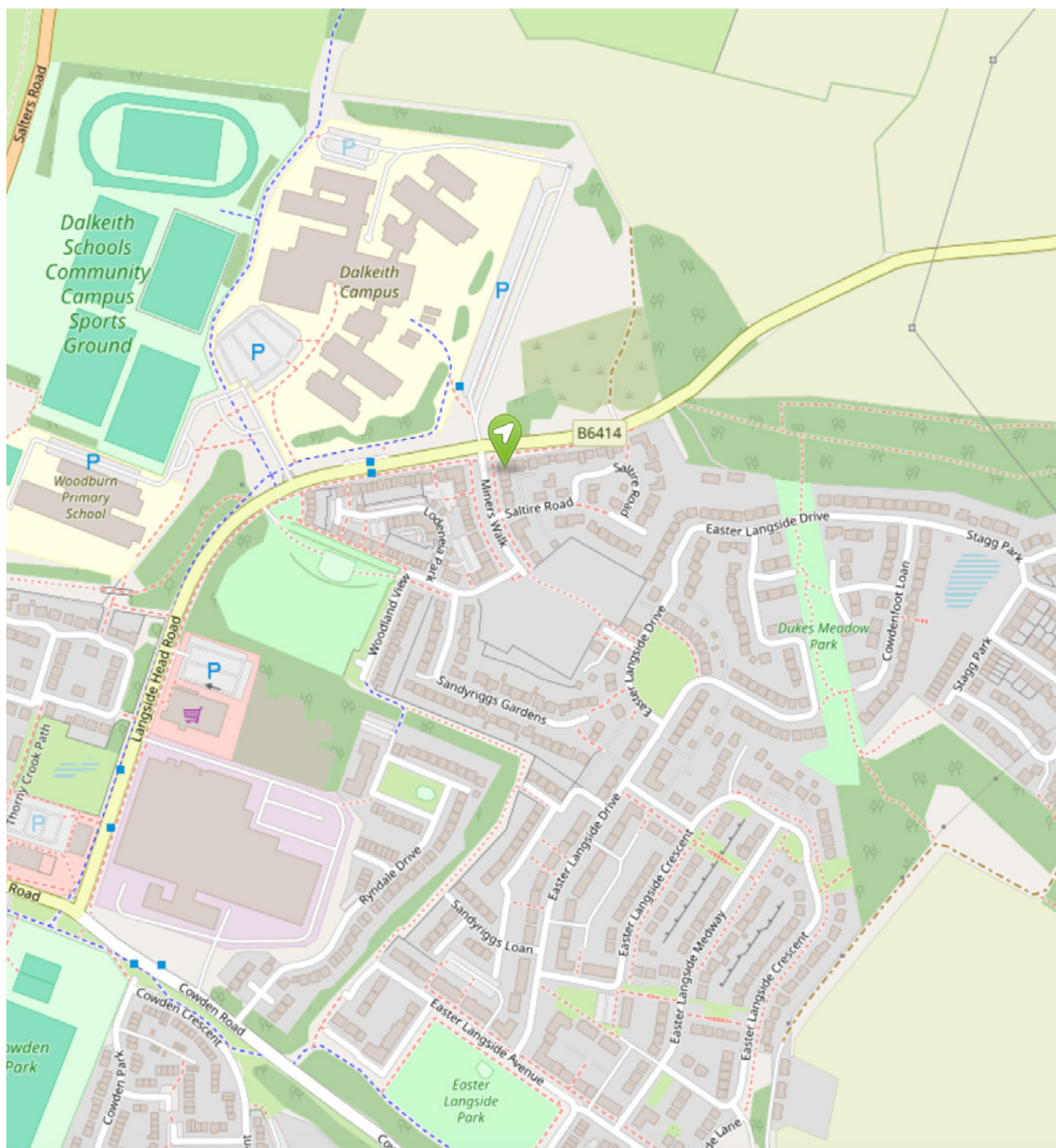
The Property



Dalkeith provides an excellent range of everyday amenities, including supermarkets, independent shops, cafés, restaurants and a variety of local services. There is also a good choice of recreational facilities, with nearby parks and open countryside providing plenty of opportunities for walking, cycling and outdoor pursuits. The impressive Dalkeith Country Park is within easy reach and offers extensive grounds, woodland walks and a range of leisure and family activities. The area is particularly well placed for families, with a choice of primary and secondary schooling nearby, while Dalkeith Schools Community Campus provides a range of educational and sporting facilities.

For commuters, Miners Walk is ideally positioned for access to Edinburgh and the surrounding towns, with the City Bypass readily accessible by road. Eskbank railway station provides a convenient rail connection into Edinburgh, while regular bus services operate throughout Dalkeith and towards the capital. Straiton, Fort Kinnaird and other major retail destinations are also readily accessible, making the location particularly convenient for both work and leisure.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAMIE MCINTOSH
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes only and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land, the dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.