



41 Gibson Drive  
Dalkeith, EH22 2DW

**Deans**   
Solicitors & Estate Agents LLP



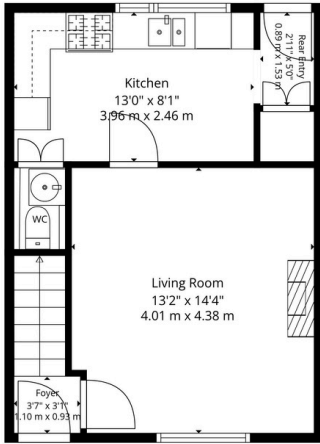
## MID TERRACED VILLA

- Living Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- W.C
- GCH & Double Glazing
- Private Front & Rear Garden
- Driveway
- EPC Rating- C

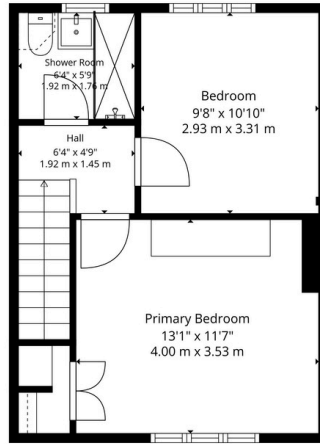


A well-proportioned two-bedroom mid-terraced villa offering comfortable accommodation over two levels, ideally suited to first-time buyers, young families, or those looking to downsize. Situated within a popular residential area of Dalkeith, the property benefits from generous living space and excellent access to local amenities and transport links. Presented in true move-in condition, the property has been tastefully decorated to a high standard throughout and is ready for immediate occupation, with early entry available if required. The accommodation comprises an entrance vestibule leading into a bright and spacious living room, providing ample space for both lounge and dining furniture. To the rear, the fitted breakfasting kitchen offers a range of base and wall-mounted units, generous worktop space, and direct access to the rear garden via a useful utility area. A convenient ground-floor WC completes the accommodation on this level. On the upper floor, the property features a generously sized principal bedroom with built-in storage, a further well-proportioned double bedroom, and a modern shower room. Externally, the property enjoys private gardens to the front and rear, offering excellent outdoor space for relaxation and entertaining. Further benefits include a private driveway, gas central heating, and double glazing throughout. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine, light shades and dishwasher. All appliances included in the sale are sold as seen with no warranty provided.





Ground Floor



First Floor

**Total: 734 sq. Ft, 68 m2**

Ground Floor: 363 sq. Ft, 34 M2, First Floor: 371 sq. Ft, 34 m2  
 Excluded Areas: Undefined: 8 sq. Ft, 1 M2, Walls: 55 sq. Ft, 5 m2

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



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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