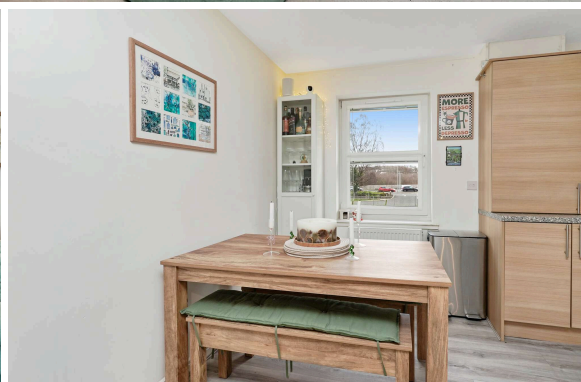




16b Thorny Crook Crescent  
DALKEITH | EH22 2RJ

  
**warners**  
solicitors & estate agents



## 16b Thorny Crook Crescent

DALKEITH | EH22 2RJ

Warners are delighted to present this well-proportioned two-bedroom ground floor apartment, quietly positioned within a small cul-de-sac development and enjoying a peaceful woodland outlook.

The accommodation is centred around a stylish open-plan living, dining and kitchen space, designed with modern living in mind. This impressive room is flooded with natural light from multiple windows overlooking the communal gardens, creating a bright and airy environment ideal for relaxing, dining and entertaining. The kitchen area is well arranged with ample storage and workspace, seamlessly integrated into the overall living space. There are two generously sized double bedrooms, one of which benefits from a mirrored fitted wardrobe, while additional storage is available from the hallway. A contemporary bathroom completes the accommodation, fitted with a modern white three-piece suite including a mixer shower over the bath. Further benefits include gas central heating, double glazing and a secure entry phone system. Externally, the property is set within landscaped communal grounds, with access to shared garden areas, communal shed with allocated storage space and bike racks, and additional bin storage at the front of the property. There is also an allocated parking space along with additional visitor parking.

Combining a peaceful setting, modern open-plan living and excellent value, this appealing apartment offers a fantastic opportunity in a convenient residential location. Early viewing is highly recommended.

- Entrance hall with storage
- Living/dining room/kitchen
- Two double bedrooms
- Bathroom
- Gas central heating and double glazing
- Security entry phone system
- Landscaped communal areas
- Allocated parking space and visitors parking
- Communal shed with allocated storage space and bike racks
- Additional bin storage at the front of the property

Council Tax Band: C Energy Rating: B0

Factor Fees: £65 a month factoring fees which cover grounds maintenance, stair lighting, building insurance, building repairs, weekly cleaning of the stair

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

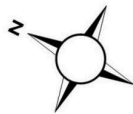
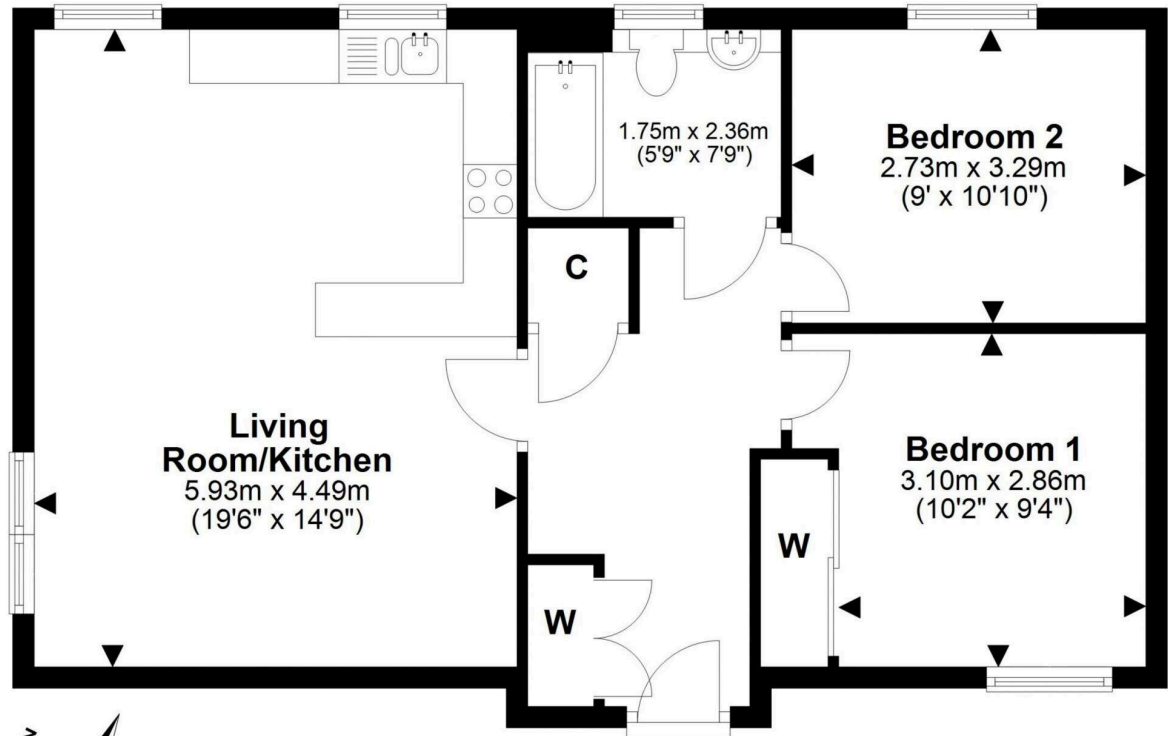
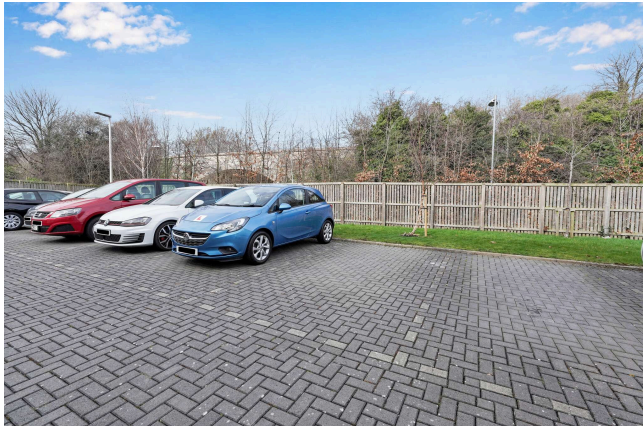


All fittings, fixtures, blinds and fridge/freezer are included in the sale of the property. The washing machine will not be included in the sale of the property.

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, banking and post office services. Both Sainsbury's and Aldi are short distance away from the property. The City Bypass also 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 the 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. An efficient public transport network is on hand, which operates to other areas and the Borders Railway link has a station at nearby Eskbank.

Factoring fees payable to Ross and Liddell at approximately £65 per month.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.