



79 (2F2) High Street
DALKEITH | EH22 1JA



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Set in a handsome traditional tenement in the heart of Dalkeith, seconds from excellent amenities yet with far reaching green views is this immaculately presented top floor apartment. Boasting gas central heating, a well-kept communal garden and single and double sash and case glazing this property would make an ideal buy in a well-connected location.

The accommodation which is set to the quiet rear of the building comprises a welcoming entrance hallway with storage cupboard, a bright lounge with generous dining space, panoramic views and a contemporary kitchen off, a large double bedroom and the flat is completed by a stylish shower room.

- Traditional tenement in the heart of Dalkeith
- Move-in condition
- Panoramic green views
- Set to the quiet rear of the building
- Welcoming hallway with storage
- Bright lounge with dining space
- Contemporary kitchen with attractive units
- Large double bedroom
- Stylish shower room
- Gas central heating
- Well-kept communal garden

Council tax band B, energy rating D

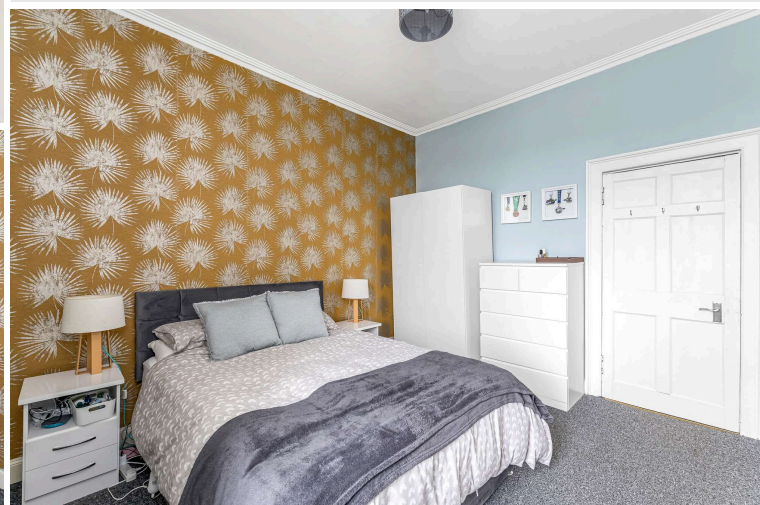
There is no factor fee associated with this property

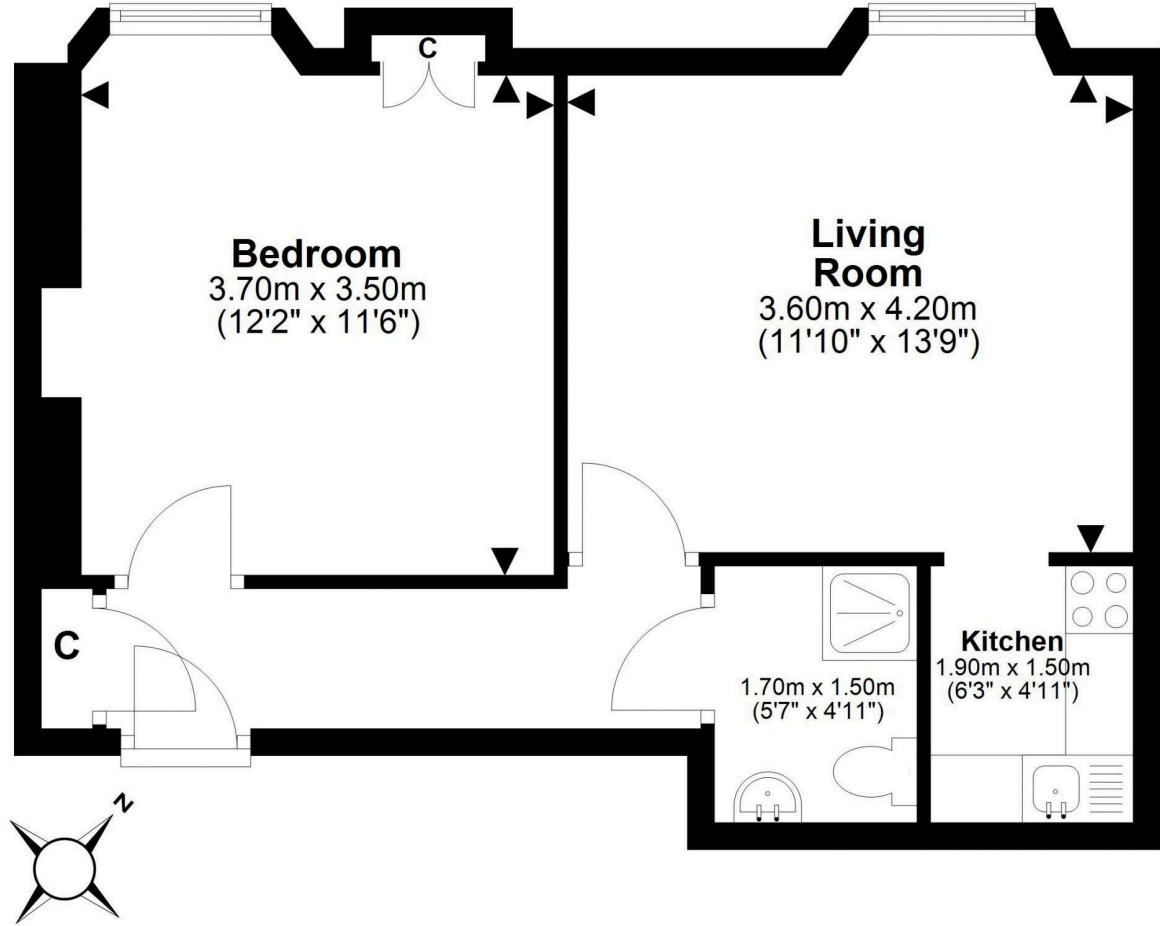
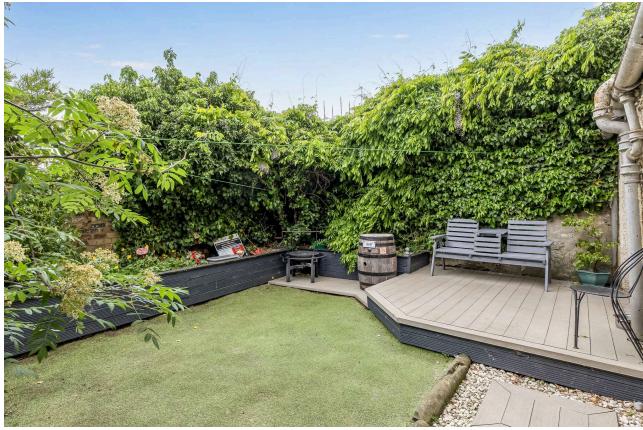
All fixtures, fittings, mirror and white unit in bathroom will be included in the sale of this property.

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. Local Morrisons and Lidl are within 5 minute walk of the property. 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





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.