





Welcome

Welcome to 27i Croft Street, a well-presented top (second) floor flat enjoying a convenient position within the heart of Dalkeith town centre. Offering bright and spacious accommodation throughout, the property comprises a generous living room, well-fitted kitchen, double bedroom with built-in wardrobes, and a modern bathroom. Presented in good order throughout and attractively priced, the property is ideally suited to first-time buyers, professionals, investors, or those looking to downsize. Further benefits include gas central heating, double glazing, residents' car parking, and excellent access to local amenities, transport links and nearby green spaces.

- Secure communal entrance with well-maintained stairwell
- Excellent town centre location close to a wide range of amenities
- Welcoming reception hallway with useful storage
- Bright and generously proportioned living room
- Double bedroom with built-in double wardrobes
- Well-fitted kitchen with a range of wall and base units, gas cooker and remaining white goods
- Modern bathroom with three-piece suite incorporating a P-shaped bath with shower over, vanity unit, wet wall panelling and heated towel radiator
- Gas central heating and double glazing
- Well-maintained communal garden grounds
- Residents' car parking



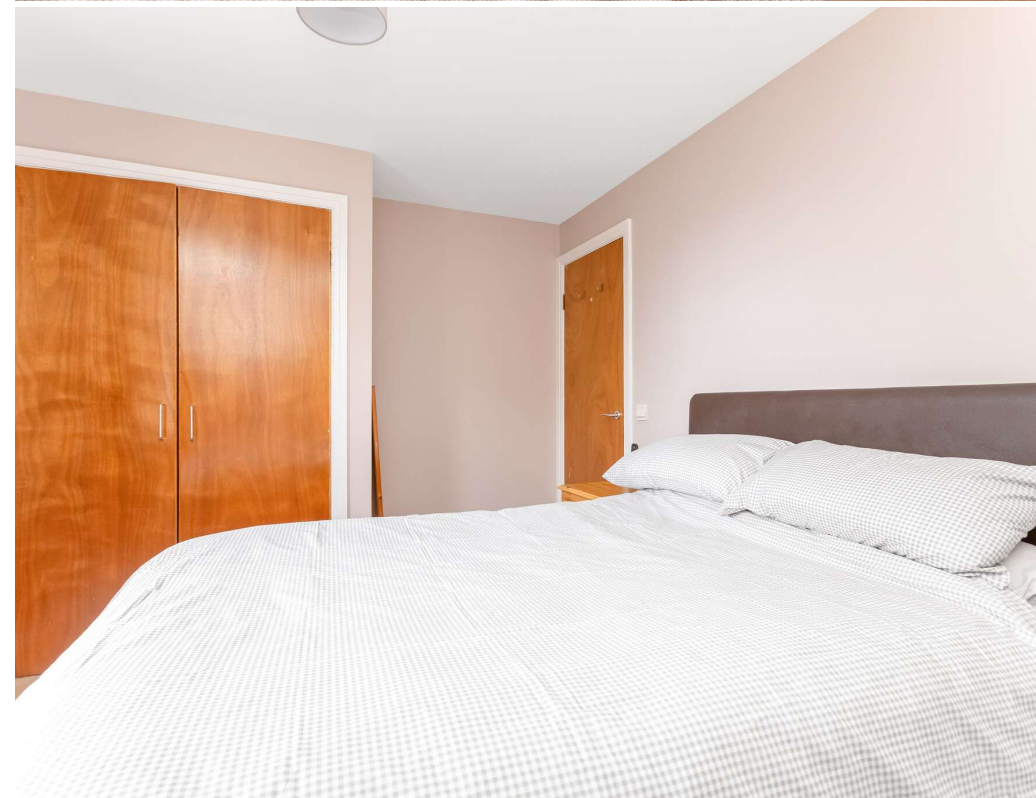


Dalkeith

Dalkeith is a vibrant town situated just a short distance from Edinburgh, offering an excellent blend of historic charm and modern convenience. The area boasts a wealth of local amenities, including shops, cafes, and restaurants, as well as beautiful parks and green spaces such as the renowned Dalkeith Country Park. With excellent transport links to the city centre and surrounding areas, Dalkeith is ideal for commuters and families alike, providing a welcoming community atmosphere and a host of leisure and educational facilities. Residents enjoy both the tranquillity of the countryside and the convenience of urban living, making Dalkeith a highly sought-after location for property buyers.

Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, cooker, and remaining free-standing white goods. No warranty applies to any integrated appliance, free-standing white goods, or any movable item included in the sale.



Get in touch

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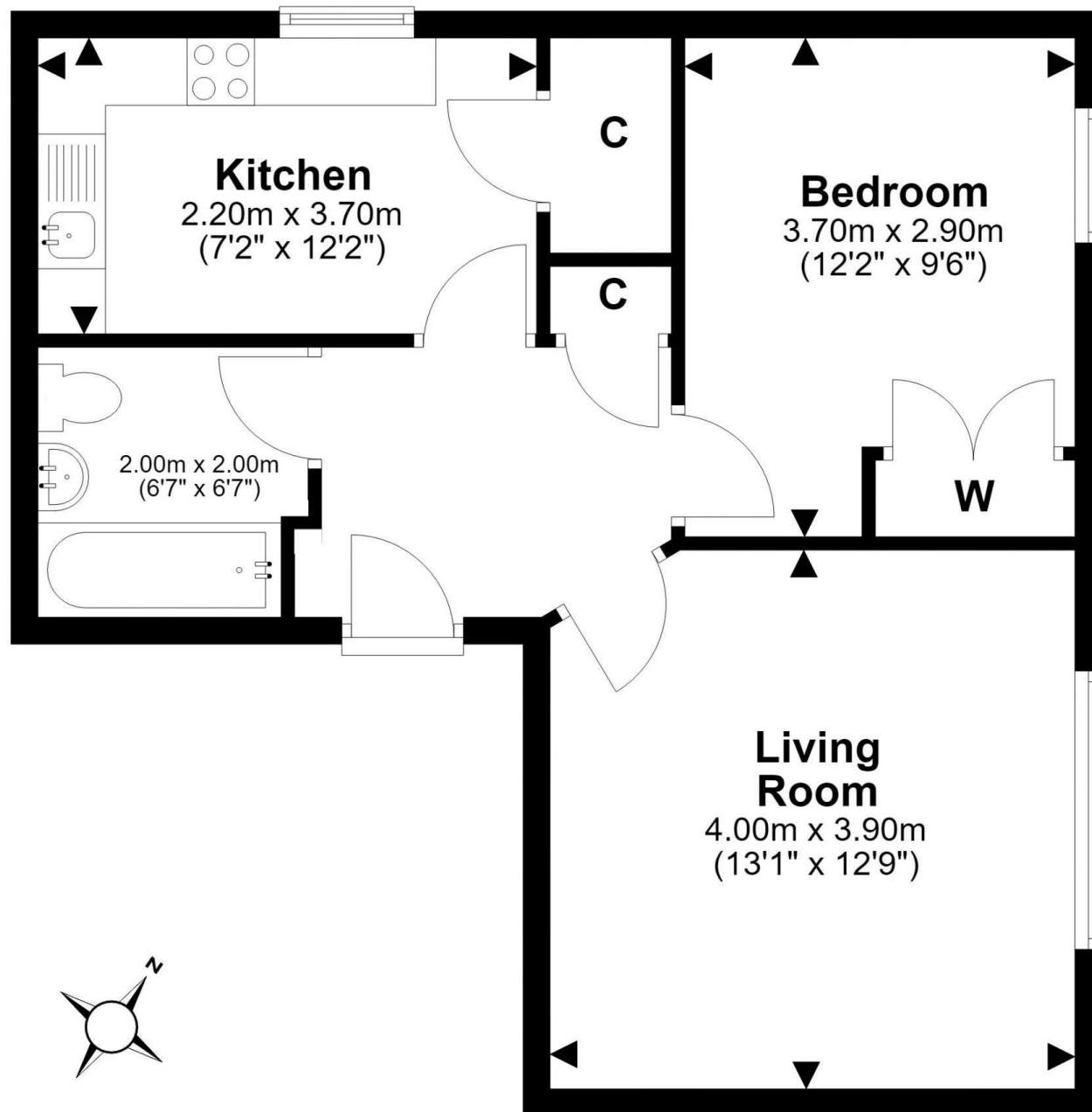
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.