



96 High Street, Dalkeith, Midlothian, EH22 1HZ



Welcome

Welcome to 96 High Street Dalkeith, a superb second floor two-bedroom flat, situated right within the heart of the bustling Midlothian town of Dalkeith. Offering bright and spacious accommodation the property is ideal for first time buyers and professional couples, situated amid all local amenities, it provides the major benefits of High Street living. The accommodation is presented in excellent order throughout having been well maintained and improved by its current owners. This opportunity should not be missed as given its location we are sure that this property will prove to be extremely popular, we would therefore recommend viewing at your earliest convenience.

- Communal secure entry accessing two properties only
- Large L-shape hallway with skylight roof window, ample storage, and loft ladder access to part floored loft with light
- Spacious and bright living and dining room with triple front facing windows, feature living flame gas fire with marble surround (no warranty applies)
- Stylish fitted kitchen with a range of base and wall units, breakfast bar, gas hob, oven, extractor, integrated dishwasher, with washing machine and a fridge freezer
- Superb family bathroom with four-piece white suite, featuring a separate shower cubicle with both raindrop overhead shower, and shower attachment, wc, sink with vanity unit and a heated towel radiator
- Two spacious double bedrooms, one with built-in wardrobes
- Gas central heating and recently fitted double glazing

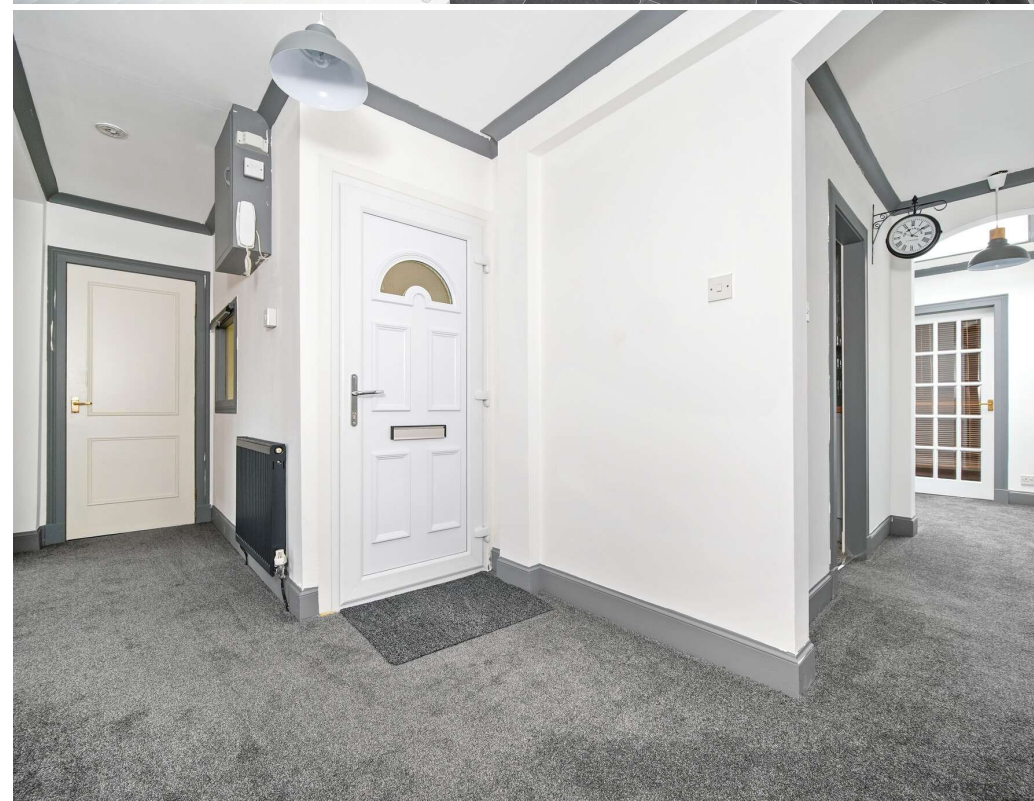


Dalkeith

The property is in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned in an ideal location to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, Lidl, Aldi, and the usual range of banks, building societies and post office facilities. Leisure wise the choice is excellent and includes several bars, restaurants, and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park and numerous golf courses are close by, and the surrounding countryside will undoubtedly afford hours of pleasure. Schooling is well catered for from nursery to senior level. An efficient public transport network operates throughout Dalkeith and further afield and the city by-pass provides easy access to the surrounding areas of Edinburgh and other motorway networks. The Borders and Edinburgh rail link also has many stations nearby providing easy access to Edinburgh city centre within 20 minutes.

Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances, and any remaining white goods. All appliances, the gas fire, and any other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.



Get in touch

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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.

