



RALPH SAYER
SOLICITORS & ESTATE AGENTS

2A Lothian Street

Dalkeith, Midlothian, EH22 1DS

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Welcome to a charming main-door ground-floor flat with two bedrooms, forming part of a C-listed Georgian building in popular Dalkeith. It also sits within an attractive conservation area alongside other listed properties, adding to its sense of character and appeal. The home itself is attractively presented throughout in light hues, enjoying a move-in ready condition. It further benefits from a quality kitchen and bathroom, as well as convenient on-street parking and a neatly kept garden for communal use. It is an excellent flat that will suit a wide variety of buyers.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, gas hob, and slimline extractor), and an undercounter washing machine to be included in the sale.

Property Summary

- A ground-floor flat in move-in condition
- Within a C-listed Georgian building
- Part of a desirable conservation area
- Private main-door entrance
- Welcoming hall
- Bright and airy living room
- Fitted kitchen with on-trend design
- Two bedrooms with built-in wardrobes
- 3pc bathroom with an overhead shower
- Well-maintained communal garden
- On-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £155,000







Bright and airy living room
and a fitted kitchen with
on-trend design







Two bedrooms with built-in wardrobes and a 3pc bathroom with an overhead shower





Let us help you find your next
dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

