Extremely spacious rarely available property with marvellous potential within the heart of Dalkeith. McDougall McQueen are delighted to present to the market this rarely available incredibly spacious two-bedroom first floor flat situated on the High Street in the heart of the bustling Midlothian town of Dalkeith. The property is in the midst all local amenities providing all the huge benefits High Street living has to offer. The accommodation provides modern clean living for first time buyers, professional couples, families and investors alike. The property is so spacious it provides marvellous opportunities for further development given statutory planning and consents. This opportunity should not be missed as given its location we are sure that this property will prove to be very popular, we would therefore recommend viewing at your earliest convenience.

- High Street location
- Secure communal entrance for two flats only
- Large L-shaped hallway with three store cupboards
- Spacious lounge with window to the front, gas fire and surround
- Fitted kitchen with a range of units, oven, grill and ceramic hob
- Superbly sized master bedroom with window to the front and built-in wardrobes
- Good sized double bedroom two a window to the rear and a door providing access to a flat roof area
- Family bathroom with four-piece suite with separate shower cubicle and bath
- Gas central heating
- Mixed glazing units made up of single, secondary and double-glazed units
- On street parking

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and integrated appliances. All appliances or other moveable items included in the price, which are integrated or otherwise, are not warranted by the seller.

Location
The property is in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned, being in the town centre, to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, and the usual range of banks, building societies and post office. Leisure wise the choice is excellent and includes several bars, restaurants and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park is 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.

Price & Viewing
For price and viewing information or further details on this property please contact agent.

EPC Band - D