McDougall McQueen are proud to present to the market this wonderfully spacious two-bedroom end terraced house offering family accommodation within walking distance of all amenities in Dalkeith. Brought to the market in good clean condition throughout the property would now benefit from some light upgrading. There are garden grounds to the front, side and rear with a driveway providing handy off-street parking and access to a detached garage. Conveniently located, this property is ideally placed to take advantage of all the transport links, local shopping and schooling Dalkeith has on offer. Ideal for first time buyers, growing families and property investors. Early viewing is essential as we are sure this property will prove to be very popular.

- Great location in a popular residential area
- Hallway
- Spacious lounge with window to the front, electric fire and surround
- Fitted kitchen with a range of base and wall units, electric cooker and additional store cupboard
- Rear hall with storage and access to the garden
- Upper landing
- Bedroom one with window to the front and two open store cupboards
- Bedroom two with window to the rear
- Family shower room with corner shower base fitted with an electric shower
- Gas central heating
- Double glazing
- Driveway
- Detached garage
- Private garden grounds to the front, side and rear

- Included in the sale are: All floor coverings, light fittings, blinds where fitted and all integrated and free-standing appliances. No warranty applies to any integrated or free-standing appliance, or other moveable items included in the sale and these items are deemed sold as seen.

**Location**

The property is located 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**