



1 NORTH WYND

Dalkeith, EH22 1JE



1

Public Room



1

Bedrooms



1

Bathroom



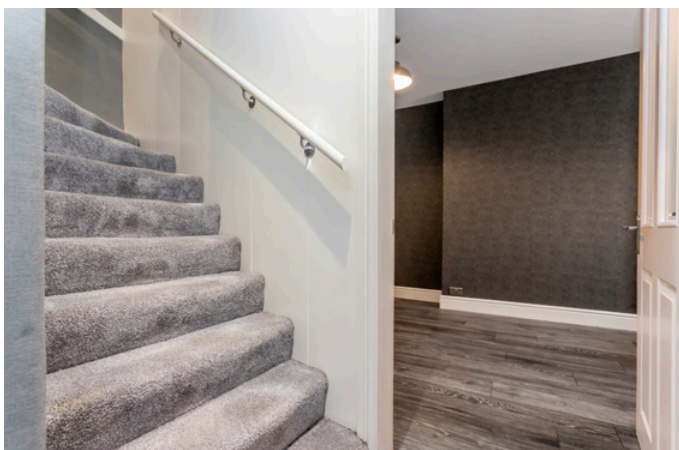
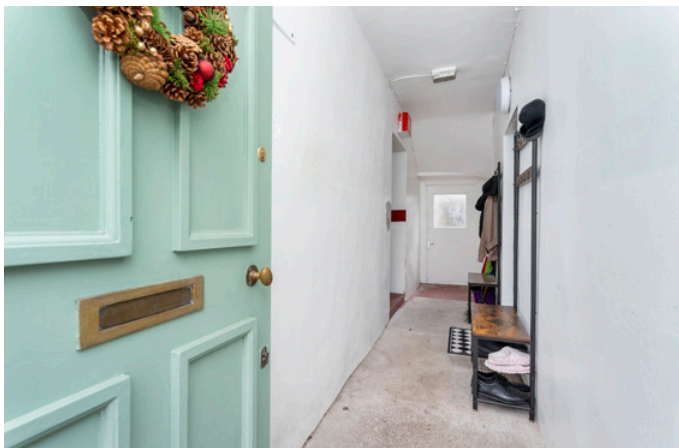
1 NORTH WYND

Part of a charming period building, this terraced villa is an immaculately presented home offering bright, modern interiors and a well-considered layout. The property features a sunny dual-aspect open-plan living, dining and kitchen space, finished with contemporary cabinetry, integrated appliances, handy downlighters and useful press storage, creating an inviting setting for everyday living. A spacious double bedroom with further storage is complemented by an ultra-contemporary bathroom with a large storage cupboard, while an internal store off the kitchen adds to the home's practicality. Residents also enjoy access to a communal garden with seating space and convenient on-street parking.

The property enjoys a central Dalkeith location, close to a wide range of local amenities, shops and supermarkets, as well as schools and excellent transport links. Regular bus services and easy road access provide straightforward connections to Edinburgh and the surrounding areas, making this an appealing choice for first-time buyers, professionals or buy-to-let investors alike.







D
EPC
RATING

B
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Terraced villa in Dalkeith
- Part of a period building
- Attractive modern interiors
- Common hall with under-stair storage
- Carpeted stairwell
- Southwest-facing dual-aspect living/dining/kitchen
- Large double bedroom with press storage
- Ultra-contemporary bathroom with overhead shower
- Internal store
- Communal garden with outdoor seating space
- On-street parking
- Smart Hive Hub thermostat





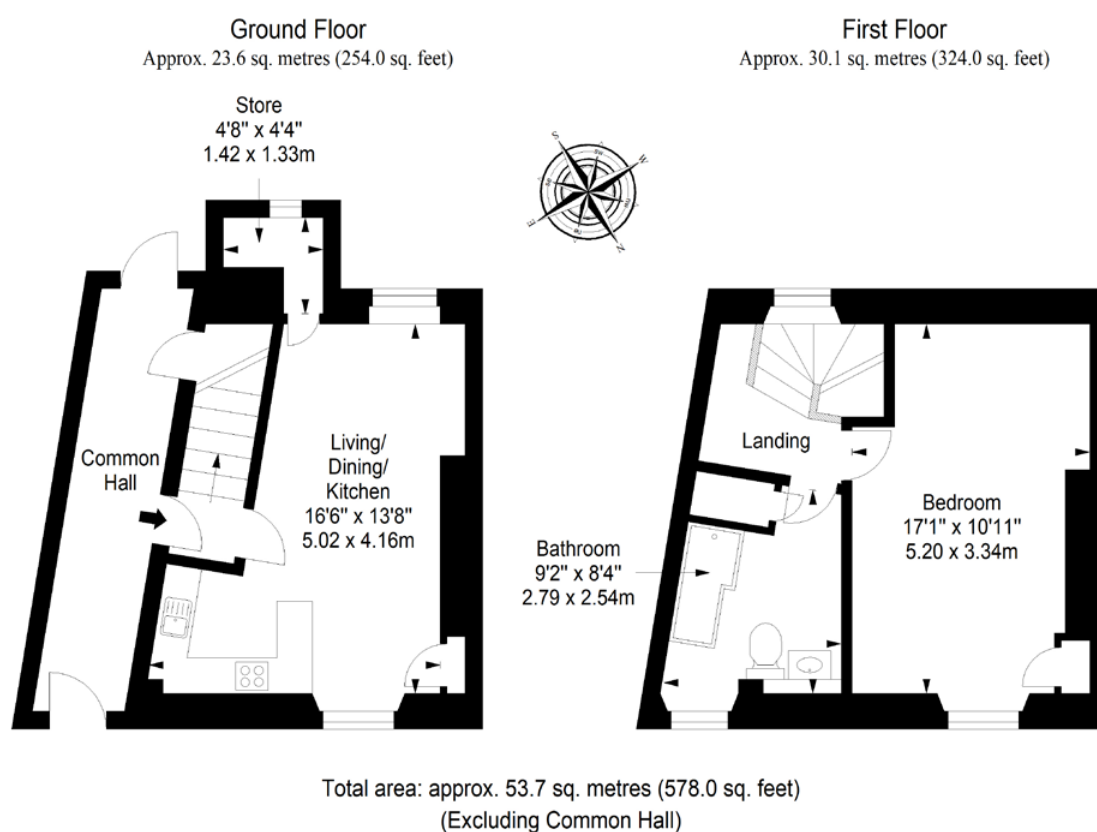


Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



DALKEITH, MIDLOTHIAN

Nestled in the beautiful Midlothian countryside, yet just eight miles southeast of Edinburgh, the historic town of Dalkeith has seen its popularity soar in recent years, thanks to the reopening of the Borders Railway between the Scottish Borders and Edinburgh, calling at Eskbank station. With its picturesque setting between the northern and southern forks of the River Esk, not to mention fantastic transport links and local amenities, Dalkeith is an ideal choice for families and professionals looking to escape the hustle and bustle of the capital. In the traditional town centre a diverse blend of independent shops and high-street retailers cater for everyday essentials, and these are supplemented by several large supermarkets nearby. Residents of Dalkeith also have no shortage of outdoor pursuits right on their doorstep, from tranquil riverside walks to a relaxed round of golf at one of the many prestigious courses nearby. Dalkeith Country Park also promises a fun-filled family day out, with activities for all ages and interests, including Fort Douglas – a woodland adventure playground of tree houses, bridges and secret tunnels! Excellent nursery and primary education is provided at a choice of local primary schools, followed by secondary education at the purpose-built Dalkeith Schools Community Campus, which accommodates Dalkeith High School and St. David's Roman Catholic High School. Dalkeith is exceptionally well connected, owing to comprehensive public bus services and rail links between Eskbank station and Edinburgh Waverley. Close proximity to Edinburgh City Bypass also allows convenient travel to Edinburgh International Airport and the M8/M9 motorway network.



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop



rightmove

Zoopla.co.uk

PrimeLocation
Find the home you deserve

espc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.