



16f Gibraltar Road, Dalkeith, Midlothian, EH22 1EB

Well-Presented, One-Bedroom Second-Floor (Top) Flat

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Property Description

Well-presented, one-bedroom second-floor (top) flat, forming part of an established residential development. With leafy open views, set on a quiet residential street in the heart of Dalkeith town centre, Midlothian.

Comprises an entrance hall, living/dining room, kitchen, a double bedroom, and a bathroom.

Featuring generous room sizes, HIVE gas central heating, double glazing, and a fitted kitchen with appliances. In addition, there is good storage, including a walk-in store with a window, and an allocated store room in the communal stair.

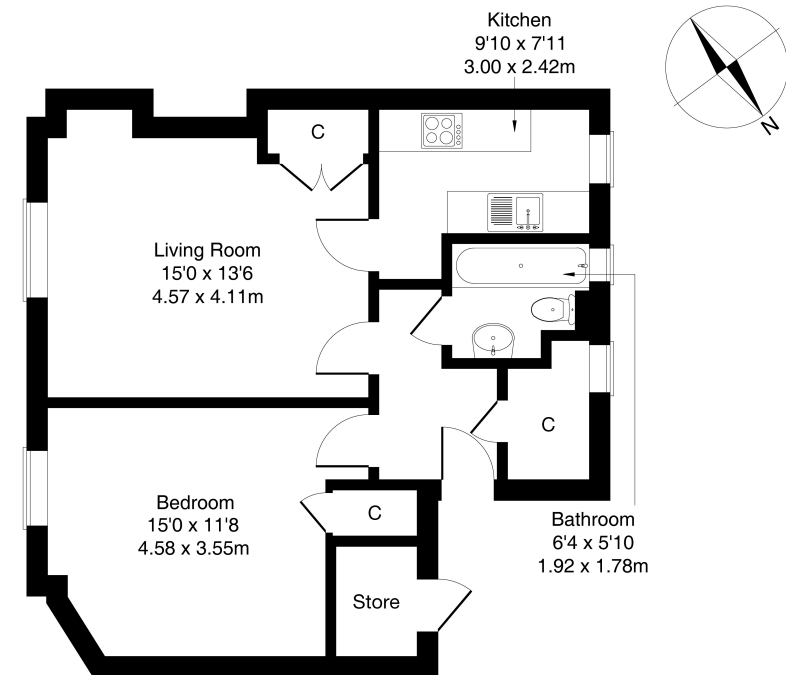
There is a secured entry system, a shared drying green, unrestricted on-street parking, and open shared parkland adjacent to the rear.

Welcoming you into the property, the hallway provides access to all rooms, creating a seamless and functional living space. The carpeted flooring flows effortlessly from the hallway into the living room, creating a warm and comfortable atmosphere, with the room also providing further access to the kitchen. The kitchen has been finished with wood-effect flooring, granite-effect worktops, and a tiled-effect splashback, along with a stainless steel sink with drainer, a cooker with gas hob, washing machine, and fridge/freezer.

The bedroom continues the carpeted flooring from the hallway and is finished with light, tasteful décor throughout, while also benefiting from an additional storage cupboard. Completing the property is the family bathroom, fitted with a three-piece suite and a shower over the bath.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Eskbank and Dalkeith, located in Midlothian around eight miles from Edinburgh city centre, boast a wide range of local amenities, including Lidl and Morrison's supermarkets. The area is ideally positioned with quick access to the city bypass, offering excellent commuter links to Edinburgh, nearby towns, and major retail destinations. Straiton Retail Park is close by and features a

Sainsbury's, M&S Food, Boots, various high-street retailers, and one of only two IKEA stores in Scotland. Families benefit from quality local schooling at both primary and secondary levels, while frequent public transport services ensure easy travel to and from Edinburgh and the surrounding areas.





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