



15D Thorny Crook Gardens
DALKEITH | EH22 2RF


warners
solicitors & estate agents



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Warners are delighted to present this rarely available two-bedroom first floor flat, forming part of a modern and well-maintained residential development in the ever-popular Midlothian town of Dalkeith. Enjoying a highly convenient location, the property is within easy reach of excellent local amenities, reputable schooling, and is just a short stroll from Dalkeith High Street, offering a wide range of shops, cafés, restaurants and transport links. The property is also ideally situated close to the Dalkeith Campus gym and leisure centre, as well as a good variety of local shops, with the beautiful Dalkeith Country Park located nearby, providing excellent outdoor and leisure opportunities. Presented in excellent move-in condition throughout, this bright and spacious home offers an ideal opportunity for first-time buyers, professional couples and those looking to downsize without compromising on space or convenience.

The accommodation comprises a welcoming entrance hall with useful storage, a generous living and dining room extending over 15ft and benefiting from excellent natural light, creating a comfortable space for both relaxing and entertaining. The separate fitted kitchen offers ample worktop and storage space and is thoughtfully arranged for practical everyday living. There are two well-proportioned double bedrooms, both offering excellent accommodation and flexibility for modern lifestyles, with the principal bedroom further benefiting from built-in storage. Completing the accommodation is a contemporary bathroom fitted with a three-piece suite and shower over the bath.

Externally, residents enjoy access to well-kept communal garden grounds, a communal bike/bin store, allocated residents' parking and additional visitor parking.

- Rarely available two-bedroom first floor flat within a modern development
- Spacious and bright living/dining room ideal for entertaining
- Two generous double bedrooms with excellent storage
- Allocated residents' parking and visitor parking
- Well-maintained communal gardens and communal bike/bin store

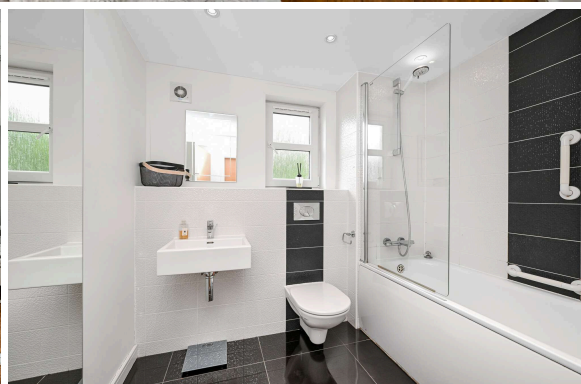
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

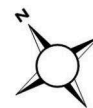
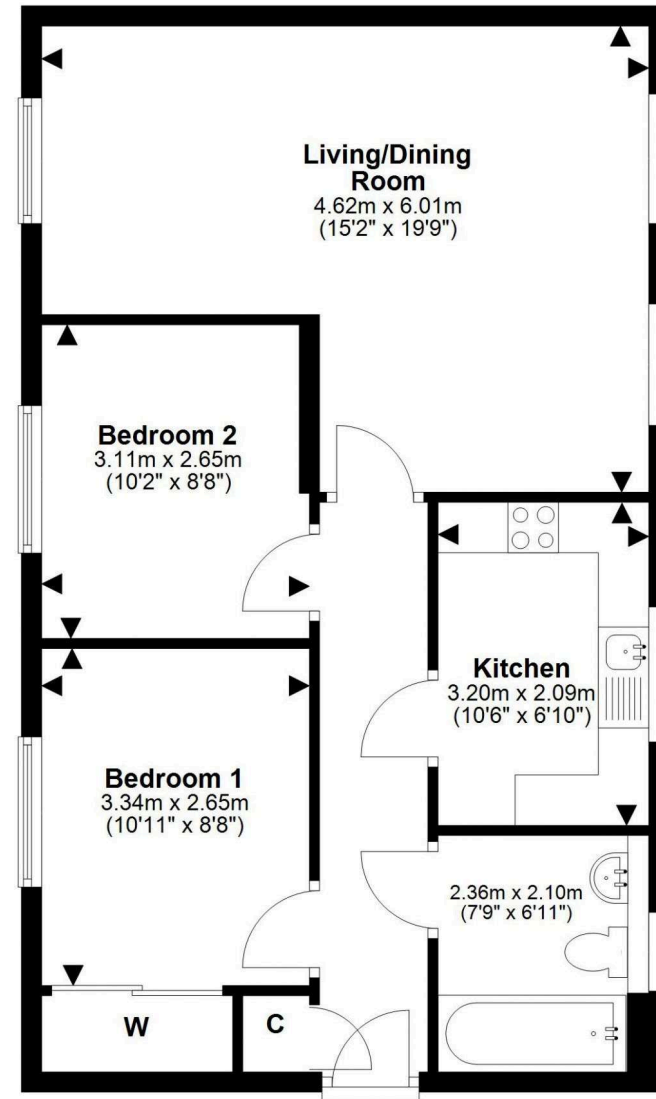


Dalkeith is a popular Midlothian Town lying approximately eight miles south of Edinburgh's City Centre. There is an excellent shopping area in the centre of the town complemented by the usual, banking and post office services. On the outskirts of the town at Hardengreen there is a 24 hour Tesco superstore and the City Bypass gives quick access to a number of retail parks as well as major road routes both north and south. There are first class recreational facilities in the area including the Dalkeith Country Park and a number of popular golf courses. There are excellent primary and secondary schools in the vicinity and Queen Margaret and Jewel and Esk Colleges are also easily accessible. An efficient public transport network is on hand, which operates to other areas and the Borders Railway link has a station at nearby Eskbank.

Energy rating B, Council tax band C. Factor is managed by Ross and Liddell and costs around £25 per week (around £700 annually)

Extras included in this sale will be light fittings, wall bracket, cooker, oven and blinds.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.