

OFFERS OVER £135,000

18 Thorny Crook Crescent  
Dalkeith, EH22 2RJ

drummondmiller  
Solicitors & Estate Agents



- One bed main door flat
- Open plan living room and kitchen
- Double bedroom with built in storage
- Modern shower room
- Gas central heating & double glazing
- Residents parking
- Close to local amenities
- EPC C

### Description

A well-presented one-bedroom main door flat, offering comfortable and contemporary accommodation within a popular residential development in Dalkeith.

The property benefits from its own private entrance and provides a welcoming home with well-proportioned accommodation throughout. The bright and comfortable living space offers an excellent setting for both relaxing and entertaining, while the fitted kitchen provides a practical and well-equipped area for everyday living.

The double bedroom offers a peaceful retreat, complemented by a modern bathroom. Ideal for a first-time buyer, professional couple or investor, this attractive flat combines convenient single-level living with the privacy and independence of a main door entrance.





### Heating and Glazing

The property benefits from gas central heating and is fully double glazed.

### Garden and Parking

The property benefits from residents' parking and beautifully landscaped gardens for the enjoyment of all residents.

### Location

Dalkeith is a popular Midlothian town and offers an excellent balance of town and countryside living. The town provides a good range of everyday amenities, including shops, cafés, restaurants, schools, leisure facilities and local services, while the surrounding area offers a variety of parks, woodland and scenic walking and cycling routes.

The area is particularly well placed for commuters, with regular bus services providing direct connections to Edinburgh city centre and surrounding Midlothian towns. Eskbank station also provides access to the Borders Railway, connecting the area with Edinburgh and destinations throughout Midlothian and the Scottish Borders.

### Valuation

The property has been valued at £145,000, and the Home Report is available from the ESPC website.

### EPC and Council Tax

The property has a C-rated Energy Performance Certificate and lies in Council Tax Band C.

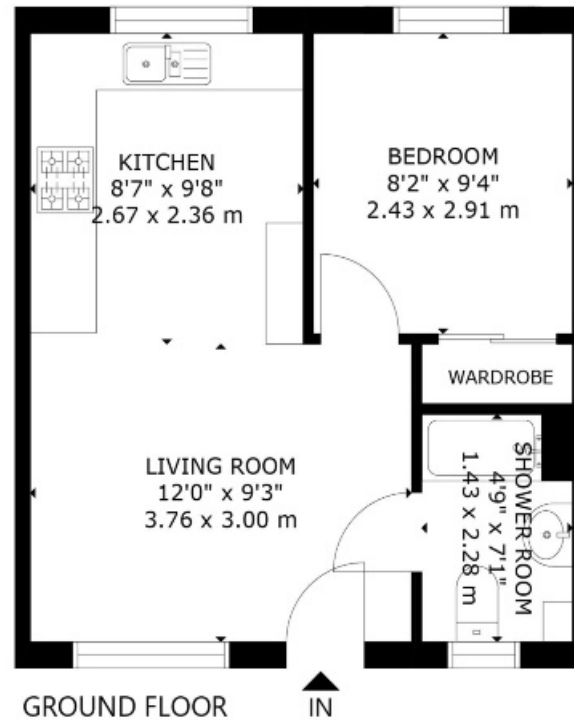
### Extras

The cooker, extractor hood, fridge freezer, and fitted fixtures and fittings are included in the sale price.

### Viewing

To arrange a viewing, please contact the Agents on 0131 229 3399.





18 THORNY CROOK CRESCENT, EDINBURGH, EH22 2RJ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 324 SQ FT / 30 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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