



182/6 High Street, Dalkeith, Midlothian, EH22 1AY



Welcome

Welcome to High Street, Dalkeith, a rare opportunity to acquire a beautifully presented, modern one-bedroom top-floor flat located in the heart of Dalkeith. This charming residence blends contemporary living with historical character, offering a peaceful retreat with exceptional, elevated views. The property has been tastefully renovated to a high standard, featuring a bright, contemporary finish throughout. Occupying a top-floor position, the flat benefits from enhanced privacy and a sense of tranquillity, boasting lovely, expansive views from both the front and rear, providing a unique vantage point over the historic surroundings. Set within a building with secure gated access, the flat offers a unique aesthetic that balances modern convenience with period charm with a Listed Building status. We would recommend an early viewing to appreciate all this property has to offer.

- Reception hallway with useful storage options
- Open plan living room and kitchen
- Fully equipped kitchen with integrated appliances
- Double bedroom with built in storage
- Stylish bathroom comprising WC, wash hand basin and bath with shower taps
- Gas central heating
- Double glazing
- Secure gated entrance
- On street parking available





Dalkeith

Dalkeith is a popular and well-connected town in Midlothian, situated approximately eight miles south-east of Edinburgh. The town offers a wide range of everyday amenities, including independent shops, cafés, restaurants, supermarkets and local services, with the High Street at the heart of the community. The surrounding area provides excellent opportunities for outdoor recreation, including Dalkeith Country Park, woodland walks and scenic riverside routes. Dalkeith also benefits from convenient road links to Edinburgh and the wider Midlothian area, while nearby Eskbank provides rail connections to Edinburgh. Combining historic character, attractive surroundings and easy access to the capital, Dalkeith is a desirable location for professionals, first-time buyers and those seeking a more relaxed lifestyle within easy commuting distance of Edinburgh.

Extras

Included in the sale are: Floor coverings, light fittings and wine fridge. All movable items and fitted appliances, included in the sale are deemed sold as seen and are not warranted by the seller.



Get in touch

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Property Hub:

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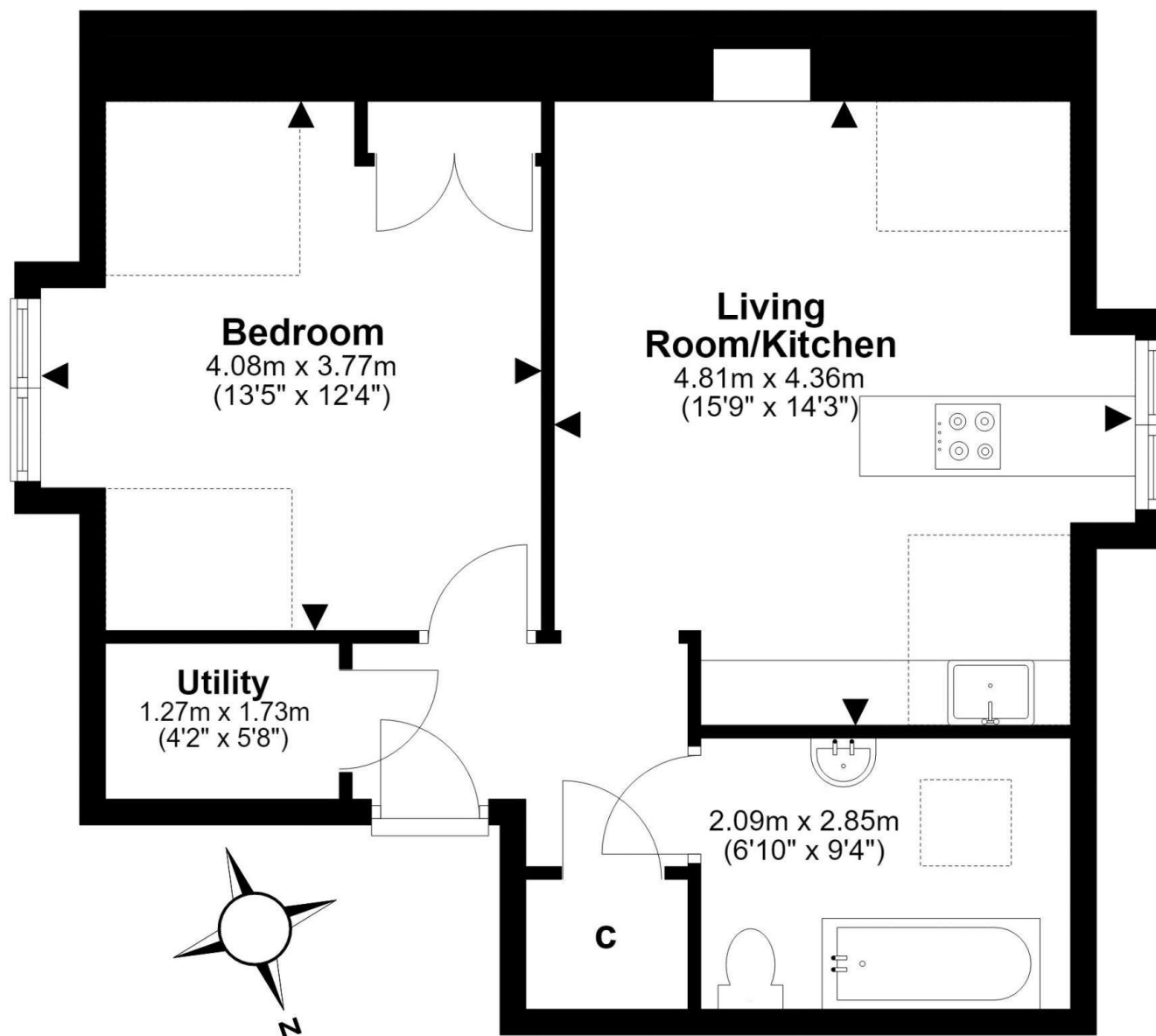
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.