





Welcome

Welcome to Mitchell Street, a traditional two-bedroom terraced property occupying an attractive position within a popular residential area of Dalkeith. The property offers excellent potential for upgrading and modernisation, making it an ideal opportunity for buyers seeking a home they can personalise or for investors looking for a worthwhile project. The accommodation includes a welcoming entrance hallway, a comfortable lounge, separate dining room and a dining kitchen with access to the rear garden. There are two well-proportioned bedrooms and a bathroom, providing practical accommodation for couples, small families or those looking to downsize. A particular feature of the property is the large, impressive rear garden, offering considerable scope for landscaping, entertaining and outdoor relaxation. The property also benefits from a private front garden with on street parking available.

- Reception Hallway with useful storage options
- Front facing living room with working coal fire
- Dining room
- Dining kitchen, direct garden access
- Two bedrooms
- Family bathroom
- Gas central heating - boiler replaced 2025
- Double glazing
- Generous tiered rear garden, private garden to the front
- 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 all fixtures & fittings and the kitchen appliances including Hob (new in 2025), Oven, Fridge/Freezer and Washing Machine.



Get in touch

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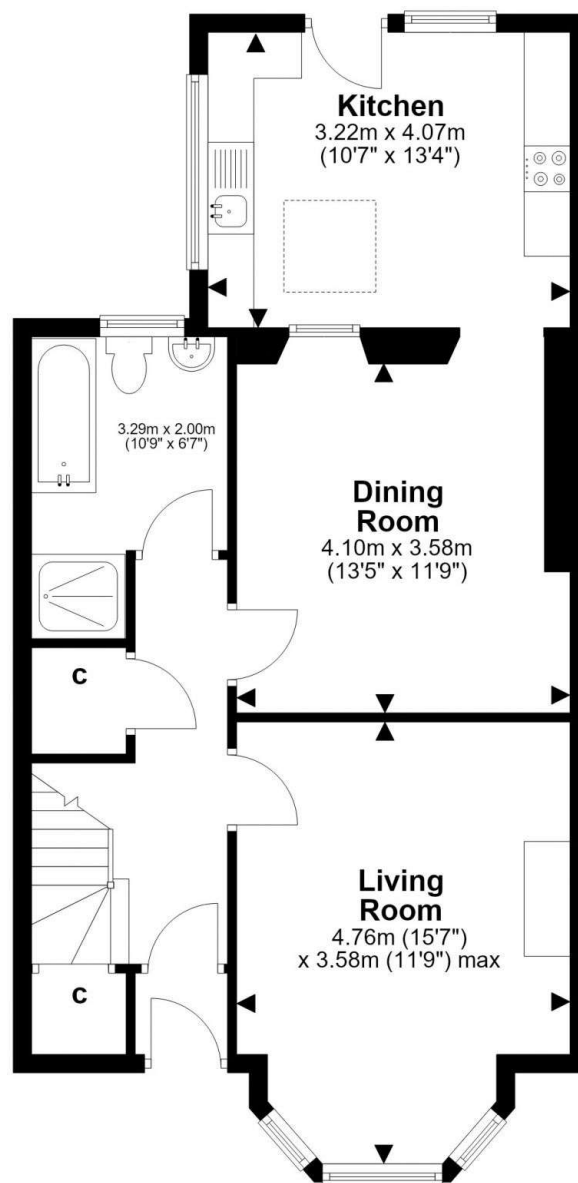
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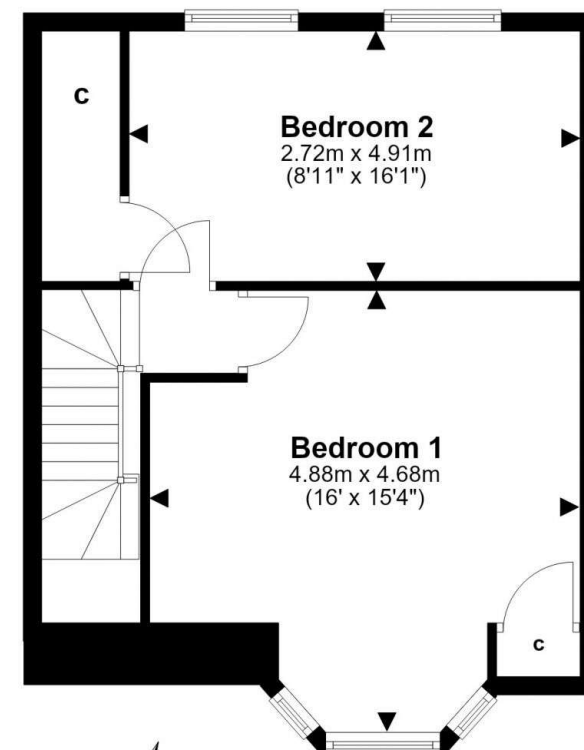


CHARTERED FIRM

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.



Ground Floor



First Floor

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.