



Charming One bedroom top floor flat



This charming one-bedroom top-floor flat is ideally situated in the heart of Dalkeith, offering well-presented accommodation, generous storage and excellent access to local amenities and transport links. Presented in move-in condition, the property would make an ideal home for a first-time buyer or investor. The property is accessed via a courtyard and a communal entrance, shared with just one other flat, with a communal staircase leading to the second floor. There is a private store cupboard on the landing, housing the boiler and providing excellent additional storage space. The hallway provides access to the main accommodation and benefits from hard flooring. The bright and comfortable lounge features a Dormer window to the front of the property, with hard flooring, storage and a door leading through to the kitchen. The kitchen is fitted with a range of wall and floor-mounted units and includes appliances. A lovely feature is the attractive outlook towards a local church spire, providing a pleasant backdrop from the kitchen. The generous double bedroom is front-facing and benefits from a Dormer window, built-in wardrobe and additional storage, offering plenty of space for bedroom furniture. The bathroom is well appointed and has a feature bath with shower hose, separate shower cabinet and feature wash hand basin. There is a tiled floor, ceiling spotlights and wall-mounted cabinet, creating a practical and attractive space. Further benefits include gas central heating, partial double glazing and on-street parking is available nearby. The property enjoys an excellent central location, surrounded by a wide range of local amenities including shops, cafés, restaurants, supermarkets and everyday services, together with excellent transport links. An appealing and conveniently located home, offering character, generous accommodation and useful storage, all within easy reach of the amenities and facilities of Dalkeith.

Key Features

- Communal entrance, with entry phone
- Hall
- Lounge
- Kitchen
- Double bedroom
- Bathroom
- Private store
- Gas central heating
- Partial double glazing and single glazing
- On-street parking nearby



Dalkeith

The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is an excellent range of local shops on hand, including Lidl whilst further shopping is available in nearby Bonnyrigg. The immediate vicinity lends itself to relaxing country walks; including those within Dalkeith Country Park and there is a fantastic selection of golf courses nearby. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus also easily accessible. There are well-organized public transport links which operate to Edinburgh and beyond and the Borders Railway link has a station at nearby Eskbank.



Extras

All fitted floor coverings, curtains, light fittings, cooker, washing machine and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

£135,000

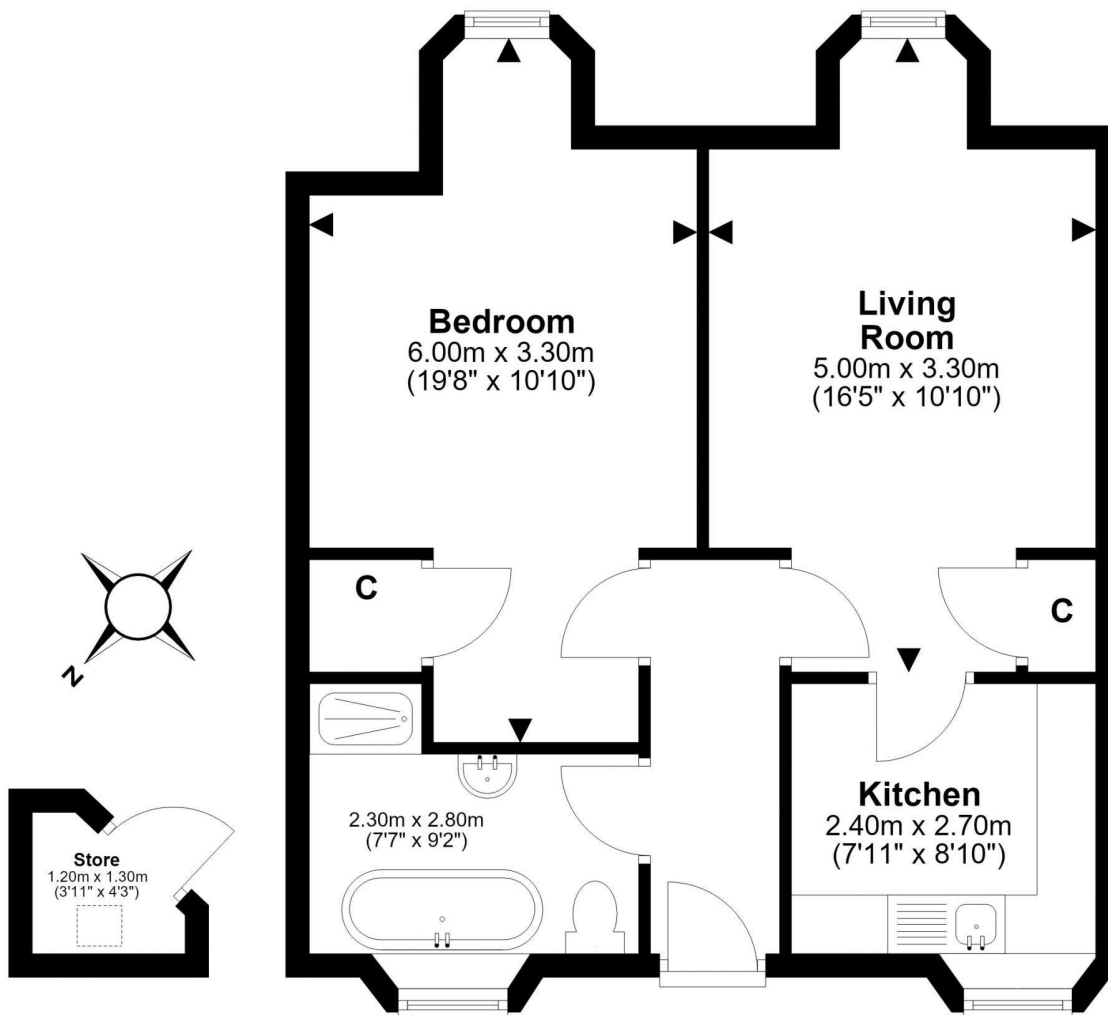
EPC Rating

C

Tenure

Freehold





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.

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