



Solicitors & Estate Agents



Offers Over

£140,000

24 Maxton Court

Dalkeith | EH22 1BL

A most appealing second floor flat, forming part of a well-kept purpose-built block and offering comfortable accommodation that would make an excellent first home or rental investment.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  On-street parking
-  Shared garden
-  EPC rating – C
-  Council tax band- B



Description

Situated within easy reach of Dalkeith's charming, well stocked High Street, the property is ideally placed for a good range of local amenities, shops and services, while the picturesque Dalkeith Country Park is also close by, providing extensive outdoor space and leisure opportunities.

The property is presented in good order throughout and comprises a welcoming reception/dining room with direct access to a southeast-facing balcony, a modern fitted kitchen, two well-proportioned bedrooms both with storage and a contemporary bathroom with three piece white suite and shower. The generous proportions and practical layout provide a comfortable home with excellent potential for a wide range of buyers.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All floor coverings, light fittings, blinds, white goods and built-in appliances will be included.

Gardens and Parking

There is a shared drying green to the rear of the building and ample unrestricted on-street parking is available just outside the building.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

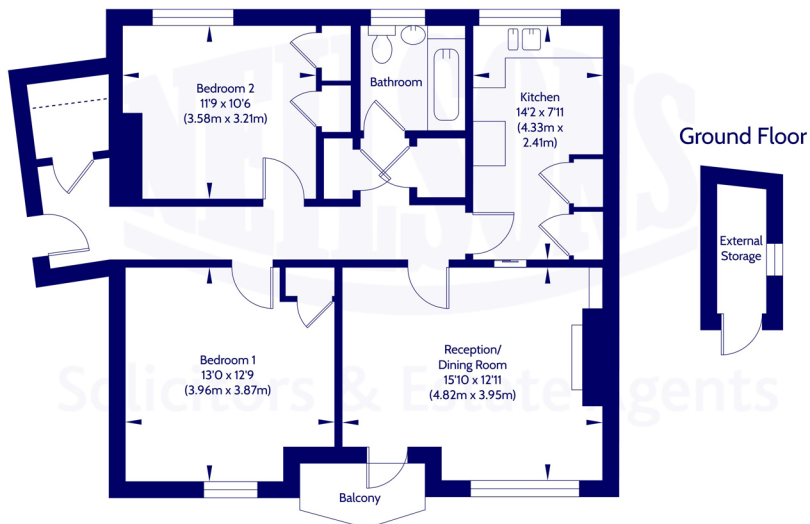
The property enjoys a superb location within the popular Midlothian town of Dalkeith. The high street boasts an excellent choice of cafes, pubs and boutique shops, with a good choice of supermarkets close at hand. There are a host of leisure facilities in the surrounding area to enjoy, including a variety of golf courses, sport facilities and the spectacular Dalkeith Country Park. The property is conveniently positioned for access to excellent commuting links with the A7, A68 and City of Edinburgh Bypass close at hand. Public transport is available in the area linking surrounding districts with the city centre. Train links can also be found at nearby Eskbank with connections to the borders and Edinburgh City Centre.





Approx. Gross Internal Floor Area 78 Sq M / 834 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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