



RALPH SAYER
SOLICITORS & ESTATE AGENTS

2d Lothian Street

Dalkeith, Midlothian, EH22 1DS

2d Lothian Street

Set in central Dalkeith, this rare B-listed Georgian semi-detached cottage offering an exciting opportunity to restore and reimagine a period home. With its distinctive architectural appeal, the property provides a superb blank canvas for those seeking a bespoke refurbishment project. The accommodation comprises a vestibule and central hallway, bright living room, galley kitchen with direct access to the private rear garden, two well-proportioned double bedrooms and a bathroom. The garden offers valuable outdoor space in such a central setting, while unrestricted on-street parking adds everyday convenience. Ideally placed for Dalkeith town centre, local shops, cafés, schools and amenities, with excellent transport links towards Edinburgh and the wider Midlothian area, this is an exciting opportunity to create a truly individual home.

Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale. The property is sold as seen.

Features

- B-listed Georgian semi-detached cottage in central Dalkeith
- Rare refurbishment opportunity
- Vestibule and central hallway
- Bright living room
- Galley kitchen with rear garden access
- Two well-proportioned double bedrooms
- Bathroom
- Private rear garden
- Unrestricted on-street parking
- Gas central heating



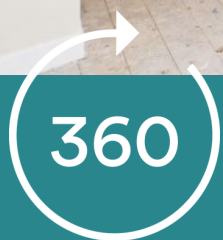




B-listed Georgian cottage
offers exciting
refurbishment
opportunity







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Dalkeith

Dalkeith is a well-connected Midlothian town to the south-east of Edinburgh, making it a practical choice for commuters. Regular bus services run through the town, and the area is convenient for the City Bypass and wider road network.

The town centre offers a good mix of everyday shopping, cafés and local services, while Dalkeith Country Park provides extensive green space for walking, cycling and family outings. Schooling is available locally for a range of ages, adding to the appeal for families and longer-term buyers.

With its historic character, useful amenities and easy access to Edinburgh, Dalkeith suits a wide range of purchasers, from first-time buyers and downsizers to commuters seeking value within reach of the capital.

Let us help you find your next
dream property!



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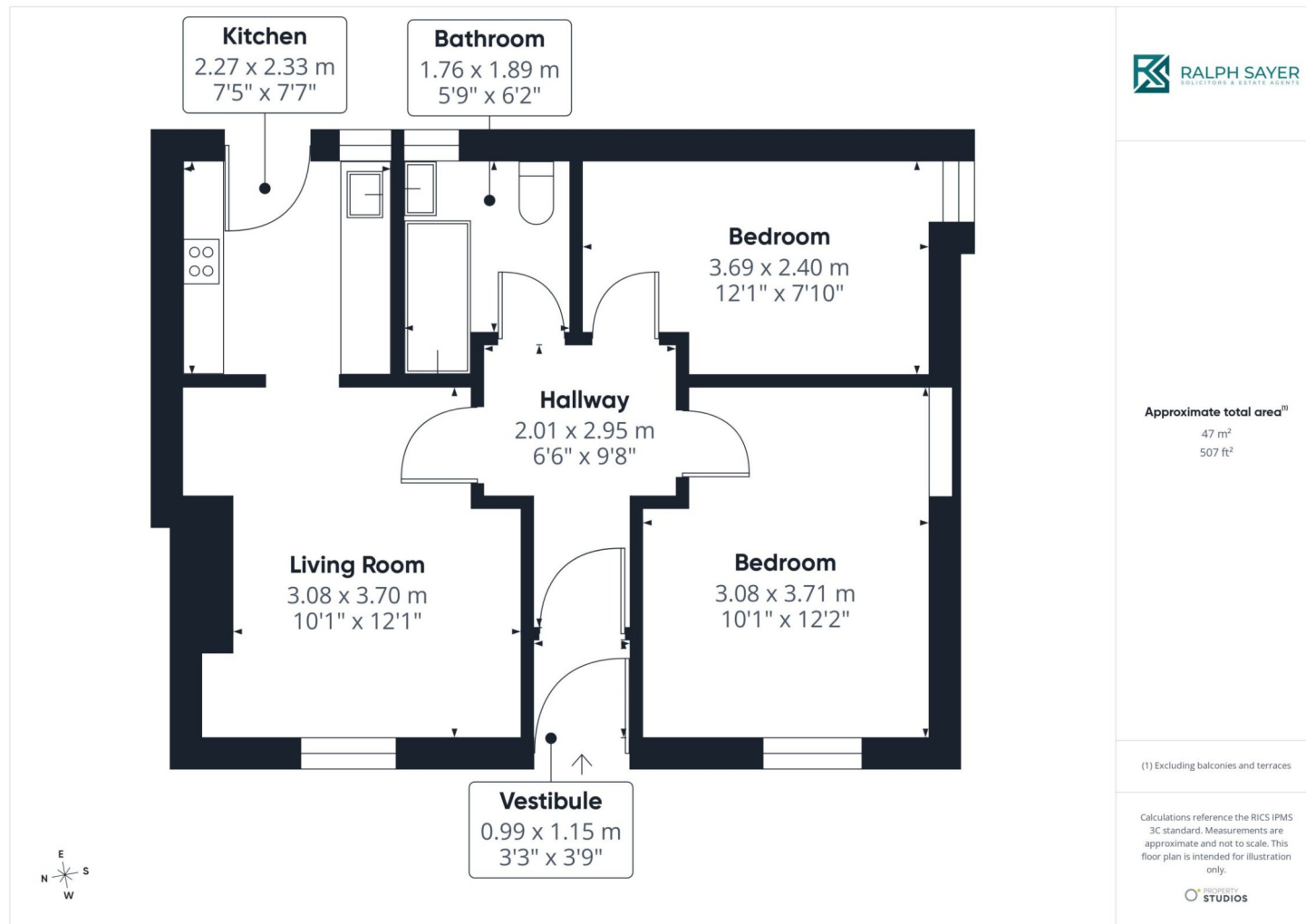


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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Floorplan



Council Tax Band:
A

EPC Band:
F

Home Report Value:
£140000