

OFFERS OVER £135,000

2E Duke Street  
Dalkeith, EH22 1BG

drummondmiller  
Solicitors & Estate Agents



- Second floor flat with private balcony
- Open plan living room/kitchen
- Two double bedrooms
- Bathroom with 3-piece suite
- Gas central heating
- Close to local amenities
- EPC C

### Description

An attractive two-bedroom second floor flat offering well-designed accommodation and a bright, contemporary feel throughout.

At the heart of the property is a spacious open-plan living and kitchen area, creating a versatile setting for both everyday living and entertaining. The property benefits from double bedrooms, with one bedroom enjoying the added advantage of a private balcony, providing a pleasant outdoor space.

A bathroom completes the accommodation.

With its generous room sizes, practical layout and desirable balcony, this property would make an excellent home for a couple, professional or first-time buyer, as well as an appealing investment opportunity.





### Heating

The property benefits from gas central heating.

### Location

Dalkeith is a popular Midlothian town and offers an excellent balance of town and countryside living. The town provides a good range of everyday amenities, including shops, cafés, restaurants, schools, leisure facilities and local services, while the surrounding area offers a variety of parks, woodland and scenic walking and cycling routes.

The area is particularly well placed for commuters, with regular bus services providing direct connections to Edinburgh city centre and surrounding Midlothian towns. Eskbank station also provides access to the Borders Railway, connecting the area with Edinburgh and destinations throughout Midlothian and the Scottish Borders.

### Valuation

The property has been valued at £140,000, and the Home Report is available from the ESPC website.

### EPC and Council Tax

The property has a C-rated Energy Performance Certificate and lies in Council Tax Band B.

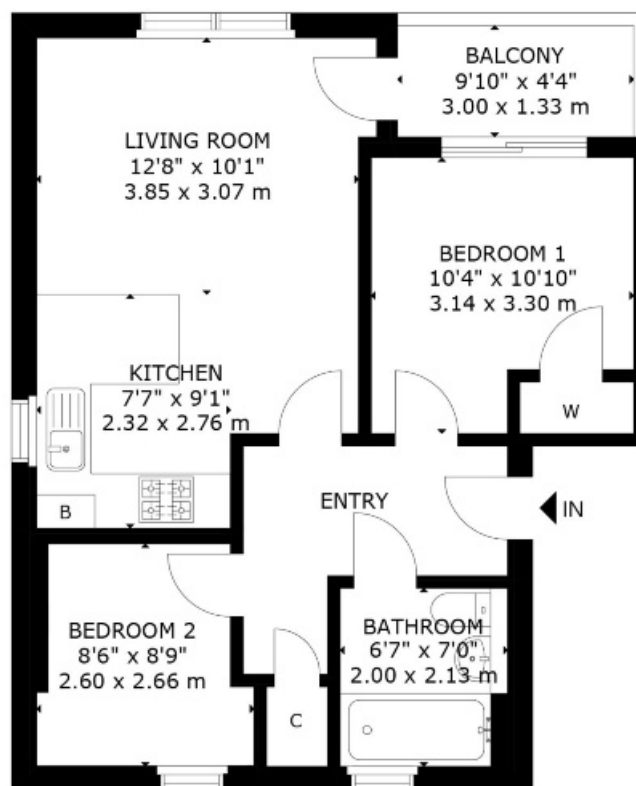
### Extras

The fridge freezer and fitted fixtures and fittings are included in the sale price.

### Viewing

To arrange a viewing, please contact the Agents on 0131 229 3399.





SECOND FLOOR

2E DUKE STREET, DALKEITH, EH22 1BG  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 517 SQ FT / 48 SQ M  
 BALCONY 40 SQ FT / 4 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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