

OFFERS OVER £210,000

23 Wilson Avenue
Dalkeith, EH22 2DS

drummondmiller
Solicitors & Estate Agents



- Three-bedroom semi detached house
- Living room and separate kitchen
- Downstairs bedroom and shower room
- 2 Double bedrooms upstairs
- Gas central heating & double glazing
- Private garden space and driveway
- Close to local amenities
- EPC C

Description

Offering spacious and versatile accommodation over two levels, this three-bedroom villa at 23 Wilson Avenue, Dalkeith, presents an excellent opportunity for first-time buyers, couples and families alike.

The ground floor welcomes you with an entrance hall leading to a generously proportioned living room, providing a comfortable space for everyday relaxation and entertaining. The kitchen is conveniently positioned nearby and offers a practical layout for day-to-day living. A well-proportioned ground-floor bedroom adds welcome flexibility, while a shower room completes this level.

Upstairs, there are two further bedrooms, both offering versatile space for family members, guests or home working. The thoughtful arrangement of accommodation makes this an appealing option for buyers seeking a home that can adapt to their individual needs.





Heating and Glazing

The property benefits from gas central heating and is fully double glazed.

Garden and Parking

The property benefits private front and back garden space and a driveway.

Location

Dalkeith is a popular Midlothian town situated just south of Edinburgh, offering an appealing blend of established local amenities, green spaces and convenient transport links. The town centre provides a range of shops, supermarkets, cafés and everyday services, while nearby Dalkeith Country Park offers an attractive setting for outdoor recreation, woodland walks and family days out.

The area is well placed for commuting to Edinburgh and surrounding towns, with road links providing access to the city and beyond. Public transport services also connect Dalkeith with Edinburgh and the wider Midlothian area. A selection of local schools and leisure facilities further adds to the town's appeal.

Valuation

The property has been valued at £215,000, and the Home Report is available from the ESPC website.

EPC and Council Tax

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

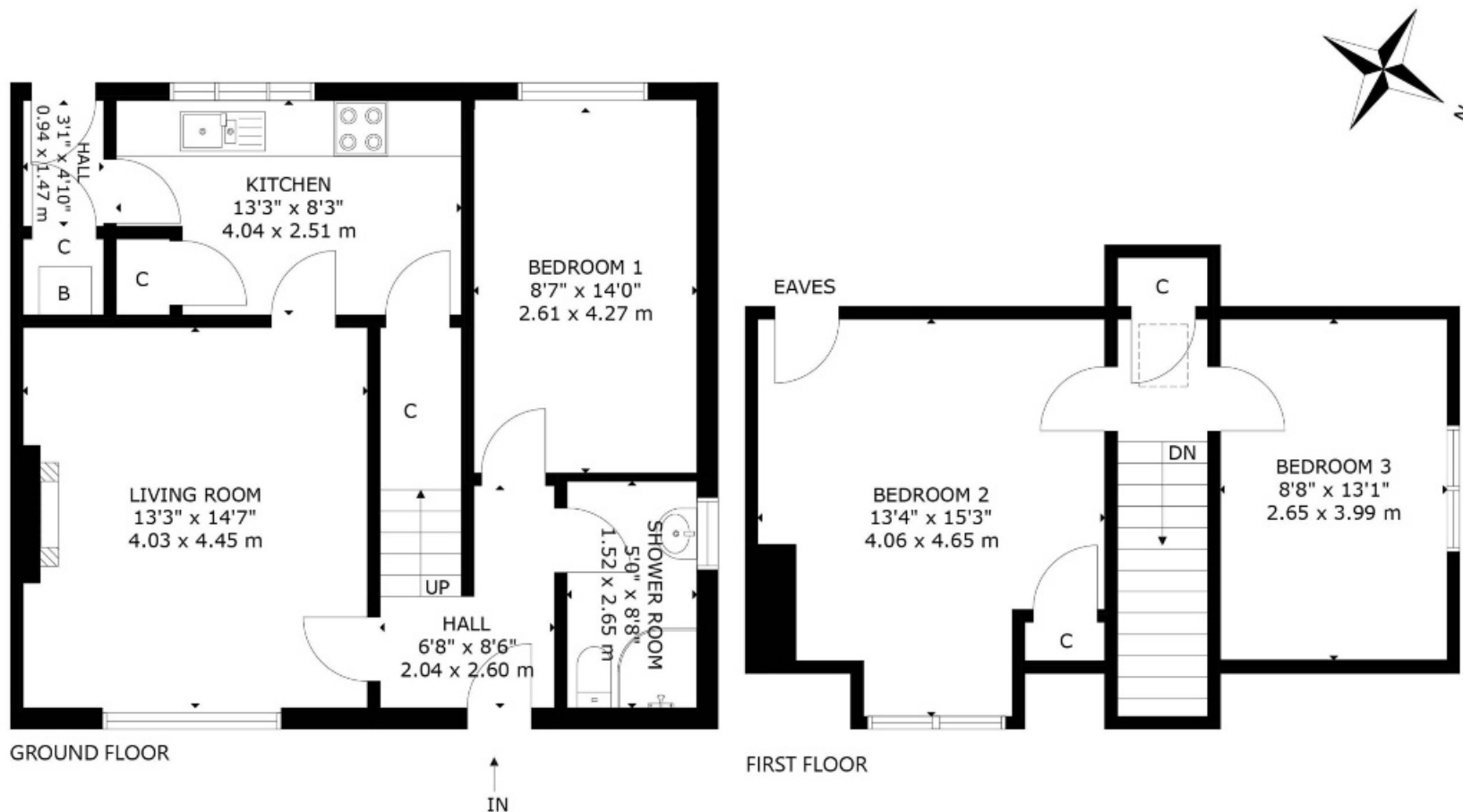
Extras

The cooker, and fitted fixtures and fittings are included in the sale price.

Viewing

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





23 WILSON AVENUE, PRESTONPANS, EH32 9PD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 979 SQ FT / 91 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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