OFFERS OVER £180,000

7 Bridgend Court
Dalkeith, EH22 1JS

drummondmiller
Solicitors & Estate Agents



- Spacious ground floor flat
- Open plan living room/dining area
- Master bedroom with en suite
- Bathroom with 3-piece suite
- Gas central heating & double/triple glazing
- Close to local amenities
- EPC C

Description

Drummond Miller are delighted to present this spacious two-bedroom ground floor flat in a great location, near the centre of Dalkeith.

At the heart of the property is a spacious open-plan living and dining area, creating a versatile setting for both everyday living and entertaining. The property benefits from two bedrooms, with one bedroom enjoying the added advantage of an en suite. Both bedrooms come with integrated wardrobes for convenient storage.

A bathroom completes the accommodation.

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













Heating & Glazing
The property benefits from gas central heating and has a mixture of double and triple glazing throughout.

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.

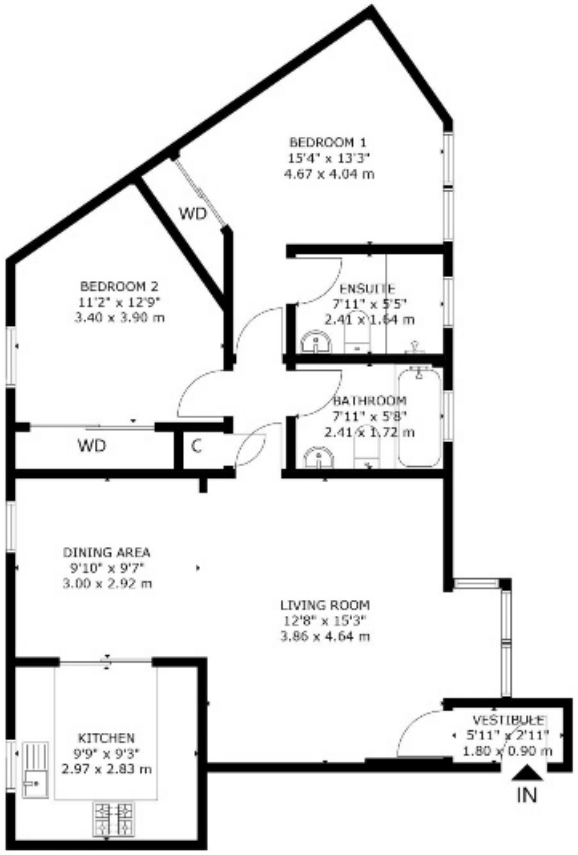
The area is particularly well placed for commuters, with regular bus services providing direct connections to Edinburgh city centre and surrounding Midlothian towns. Eskbank station also provides access to the Borders Railway, connecting the area with Edinburgh and destinations throughout Midlothian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

Valuation
The property has been valued at £190,000, 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 D.

Extras
The fridge freezer and fitted fixtures and fittings are included in the sale price. No warranties provided.

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



GROUND FLOOR

7 BRIDGEND COURT EH22 1JS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 829 SQ FT / 77 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Call us on **0131 229 3399** or
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