OFFERS OVER £135,000

# 23 Bowmans View
# Dalkeith, EH22 1EZ

drummondmiller
Solicitors & Estate Agents



- Well maintained one bed first floor retirement flat
- Entrance hall with large storage cupboard
- Bright and spacious living room leading through to kitchen
- Spacious double bedroom with built in storage space
- Shower room
- Access to Residents lounge
- Close to local amenitie
- Residents parking
- EPC C








## Description

This well-presented first-floor flat is part of a McCarthy & Stone retirement development, ideally located within easy walking distance of a wide selection of local amenities. The one-bedroom property is offered in move-in ready condition.

The accommodation begins with an entrance hall featuring a generous storage cupboard, leading into a bright and comfortable living room with space for a small dining area. The separate kitchen benefits from a window, allowing for plenty of natural light. The spacious double bedroom includes built-in storage. For added reassurance, the flat is equipped with a 24-hour pull-cord Careline system, offering residents extra peace of mind.








## Development and Facilities
The purpose-built retirement complex has the requirement that residents must be a minimum of 60 years of age or, in the case of a couple, one can be 55 years of age or above. Residents benefit from a secure entry phone door system and an on-site warden service. A lift serves all floors for ease of access. The development also features a residents' lounge and kitchen area for social gatherings, and a guest suite is available for visitors at a small charge.

The factoring agents, FirstPort, are responsible for the maintenance, cleaning, lighting, and upkeep of all communal areas, ensuring the building and grounds remain in excellent condition.

## Heating and Glazing
The property benefits from electric night storage radiators and is fully double glazed.

## Garden and Parking
The building has an attractive and elegant stone-faced elevation. There is a courtyard for residents' parking and beautifully landscaped gardens for the enjoyment of all residents.

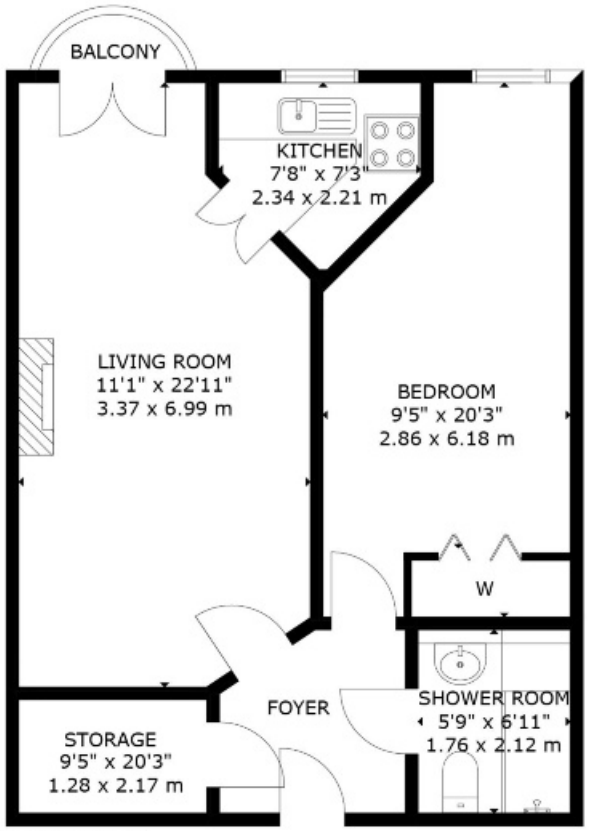
## Location
This street is quietly located in the very centre of Dalkeith, only some eight miles from Edinburgh. There are excellent bus services, a rail station, and very easy access to the City Bypass and other major road networks. Dalkeith offers numerous amenities including two large supermarkets, a modern school campus, a country park, and scenic riverside walks.

## Valuation
The property has been valued at £145,000, 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 C.

## Extras
The carpets, integrated oven, extractor hood, fridge freezer, and fitted fixtures and fittings are included in the sale price.

## Viewing
To arrange a viewing, please contact Drummond Miller on 0131 229 3399.




FIRST FLOOR

23 BOWMANS VIEW, EH22 1EZ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 614 SQ FT / 57 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk

drummondmiller
Solicitors & Estate Agents

Call us on **0131 229 3399** or
email **property@drummondmiller.co.uk**
drummondmiller.co.uk

Local People. Local Offices.

| Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh |
|---|---|---|---|---|
| 01506 656 645 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131 |

espc