

2 Thorny Crook Terrace, Dalkeith, Midlothian, EH22 2RG







Stylish 3 bedroom detached house with rear garden and driveway

3 Bed | 2 Bath | 2 Reception

Quietly positioned in a popular modern development, 2 Thorny Crook Terrace is a stylish 3 bedroom detached house with a sunny, fully-enclosed rear garden, and driveway. The property is immaculately presented throughout, generously proportioned, and is offered to the market in turn-key condition. In brief, the accommodation comprises – entrance hallway with a utility room / WC off, attractive sitting room to the front, contemporary kitchen / dining room with French doors to the rear garden, principal bedroom with an ensuite shower room and built-in wardrobes, 2 further double bedrooms, and family bathroom. There is additional visitor parking located immediately beside the property. The development is managed by Ross and Liddel, with fees of approximately £140 every 6 months.

Features

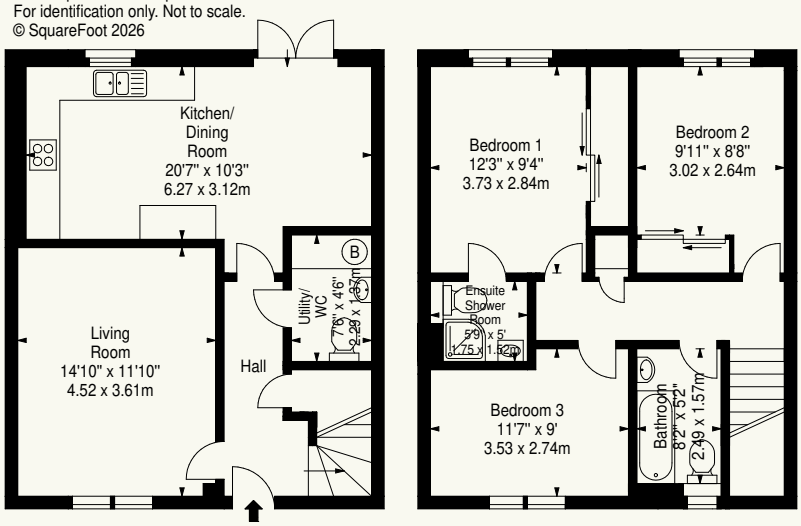
- Popular residential location
- Good local amenities
- Stylish and immaculately presented accommodation
- Direct access to a sunny rear garden
- Sitting room
- Kitchen / dining room
- Principal bedroom with ensuite
- 2 further bedrooms
- Utility room / WC
- Full gas central heating
- EPC Rating B

Offers Over £300,000

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Dalkeith,
Midlothian, EH22 2RG

SquareFoot

Approx. Gross Internal Area
1069 Sq Ft - 99.31 Sq M
For identification only. Not to scale.
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Ground Floor First Floor







Dalkeith is a popular town lying approximately eight miles south-east of Edinburgh, surrounded by pleasant, open countryside stretching to the Borders and East Lothian. Whilst the city centre is readily accessible (journey time approximately 20 minutes), the town itself plays host to large branches of Tesco, Morrison and Lidl, as well as a number of independent shops, restaurants and hostelries. The local schools have an excellent academic reputation and leisure options range from activities at the leisure centre/swimming pool to the wonderful open spaces of Dalkeith Country Park. There are also a number of community social clubs and golf courses. The city by-pass is within a short drive and links with the A1 south, as well as the central motorway network, the Queensferry Crossing and Edinburgh International Airport.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsays on:

0131 229 4040 edinburghproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.