OFFERS OVER £125,000

11/5 High Street
Dalkeith, EH22 1JB

drummondmiller
Solicitors & Estate Agents



- Second floor flat
- Spacious double bedroom
- Bright living room with separate kitchen
- Bathroom with 3-piece suite
- Gas central heating
- Close to local amenities
- EPC C

Description

A well-presented second-floor flat offering bright and comfortable accommodation, ideally suited to a first-time buyer, professional or investor.

The property comprises a welcoming entrance hallway, a generous living room, a well-appointed kitchen with window, a spacious double bedroom. A bathroom with a 3-piece suite completes the accommodation.













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.

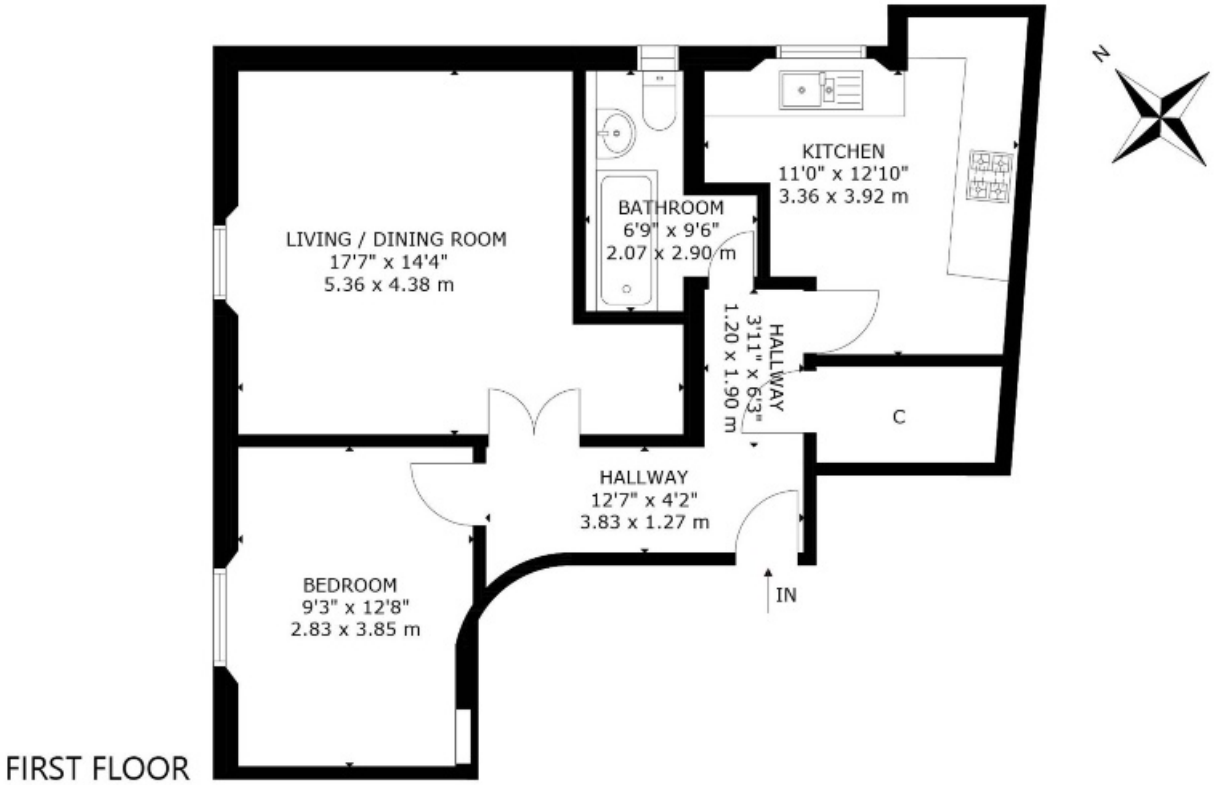
The area is particularly well placed for commuters, with regular bus services providing direct connections to Edinburgh city centre and surrounding Midlothian towns. Eskbank station also provides access to the Borders Railway, connecting the area with Edinburgh and destinations throughout Midlothian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

Valuation
The property has been valued at £130,000, 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.



FIRST FLOOR

11/5 HIGH STREET, DALKEITH, EH22 1JB
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 621 SQ FT / 58SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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