NEILSONS

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Offers Over

**£180,000**

# 9 Jean Armour Drive

## Dalkeith | Midlothian | EH22 2LL

Set within a popular residential development in Dalkeith, this immaculate two-bedroom terraced house offers beautifully presented, move-in-ready accommodation arranged over two levels, making it an excellent choice for first-time buyers, couples and families alike.

- 2 bedrooms
- 2 public rooms
- 1 bathroom plus a WC
- On-street parking
- Front and rear gardens
- EPC rating – D
- Council tax band - B



## Description

Situated within a family-friendly area of Dalkeith, with local amenities, schools, green spaces and transport links all within easy reach, this is a particularly appealing home for those looking for a property that combines comfort, practicality and genuine move-in condition.



The ground floor is thoughtfully designed for modern living, with a welcoming sitting room finished in fresh, neutral décor, attractive coving and laminate flooring. A particular highlight is the adjoining sunroom, which provides a versatile additional living space with direct access to the rear garden. Whether used as a second sitting area, home office, playroom or simply somewhere to relax and enjoy the garden, this flexible space adds considerably to the appeal of the property. The modern breakfasting kitchen provides a practical and stylish setting for everyday family life, with ample room for dining, while a convenient downstairs WC and excellent additional storage complete the ground floor.



Upstairs, there are two well-proportioned double bedrooms, both benefiting from useful built-in storage, alongside a stylish contemporary shower room.

## Extras

All blinds, light fittings, floor coverings, and integrated appliances will be included.

## Gardens and Parking

To the front of the house is a neat low maintenance private garden which enjoys a sunny southwest facing aspect and has a lovely peaceful feel and pleasant outlook. To the rear is a fully enclosed private garden which backs on to a large communal green. The garden offers a substantial private space to relax and entertain and benefits from a large outside storge.

## Viewing

By appointment through Neilsons (0131 625 2222).









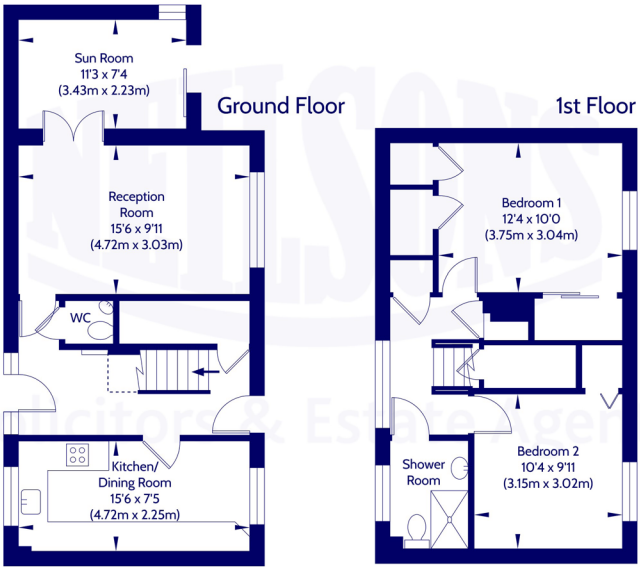
## Location

Jean Armour Drive enjoys a superb location within the popular Midlothian town of Dalkeith. There are a host of convenient day to day amenities within close proximity including a variety of supermarkets, cafes, pubs and high street shops. There are an array of leisure facilities in the surrounding area to enjoy, including a variety of golf courses, sport facilities and the iconic Dalkeith Country Park. The property is conveniently positioned for access to excellent commuting links with the A7, A68 and City of Edinburgh Bypass close at hand. Public transport is available in the area linking surrounding districts with the city centre with a train station at nearby Eskbank with connections to the borders and Edinburgh City Centre. Reputable schooling is within close proximity including the nearby St David's Primary School and Dalkeith High School both easily accessible.





Approx. Gross Internal Floor Area 87 Sq M / 937 Sq Ft.




Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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