




McEwan Fraser Legal

Solicitors & Estate Agents

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DALKEITH, MIDLOTHIAN, EH22 1AY

Dalkeith is a thriving town in the county of Midlothian some eight miles from Edinburgh's City Centre. It is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the east through Dalkeith, Eskbank, and Bonnyrigg to Loanhead, Roslin and Penicuik in the west.

Dalkeith itself is an excellent shopping centre and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements are catered for in this location and there is also a good choice of banking, building society, Dalkeith Medical Centre, Dental Practice and Post Office services.

In recent years, the road network in the area has improved beyond all recognition. As a consequence, the City Bypass can be reached in a matter of a few minutes and thereafter, every major trunk route is within the easiest possible reach. Dalkeith would, therefore, be a convenient location for anyone requiring to travel throughout the motorway networks of east, west and central Scotland, perhaps in connection with their job.

There are regular and frequent bus services to Edinburgh's City Centre and the trip can often take less than twenty minutes except at peak times. The new Edinburgh village is also located up at Eskbank for students in the area and with the new borders rail line, the journey to the City Centre only takes twenty minutes.

McEwan Fraser Legal are delighted to bring to the open market this one bedroom refurbished flat. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owner has modernised this property.

In more detail, the property consists of welcoming hallway leading to a bright and spacious lounge offering ample space for free standing furniture and different configurations. The kitchen comes fully fitted with a modern stylish kitchen with fitted appliances. There is one double bedroom which is airy and allows for freestanding furniture. There is a modern showroom with a separate WC both of which have been finished to a high standard.

The property also benefits from gas central heating and double glazed windows making for a warm yet cost-effective home all year round.

Early viewing recommended.





LOUNGE
&
KITCHEN

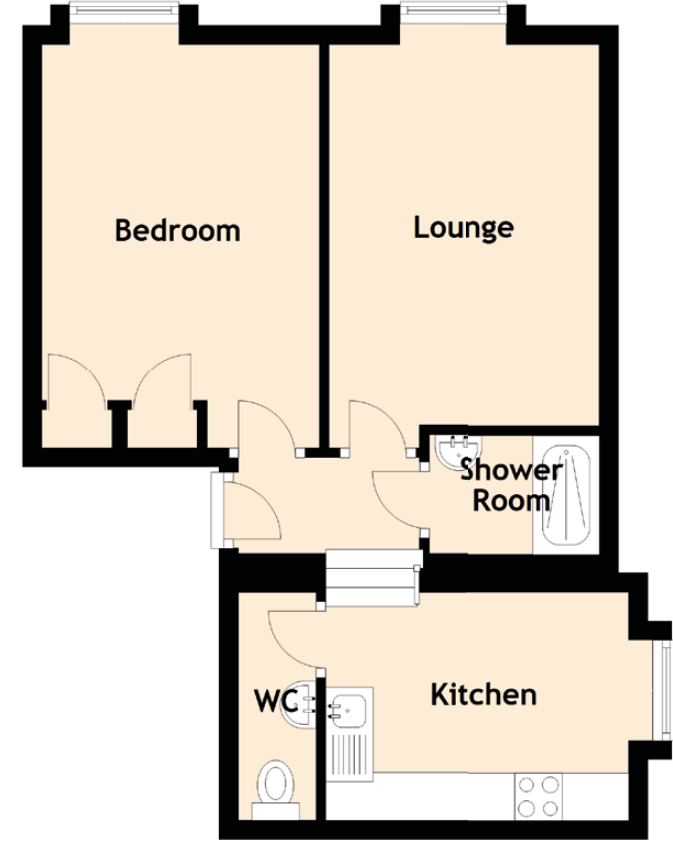




BED & BATH



FLOOR PLAN & ROOM DIMENSIONS PROPERTY LOCATION



Approximate Dimensions
(Taken from the widest point)

Lounge	4.26m (14') x 2.86m (9'5")
Kitchen	3.20m (10'6") x 2.40m (7'10")
Bedroom	4.26m (14') x 2.92m (9'7")
Shower Room	1.89m (6'2") x 1.25m (4'1")
WC	2.40m (7'10") x 0.82m (2'8")

Gross internal floor area (m²): 43m²

EPC Rating: C

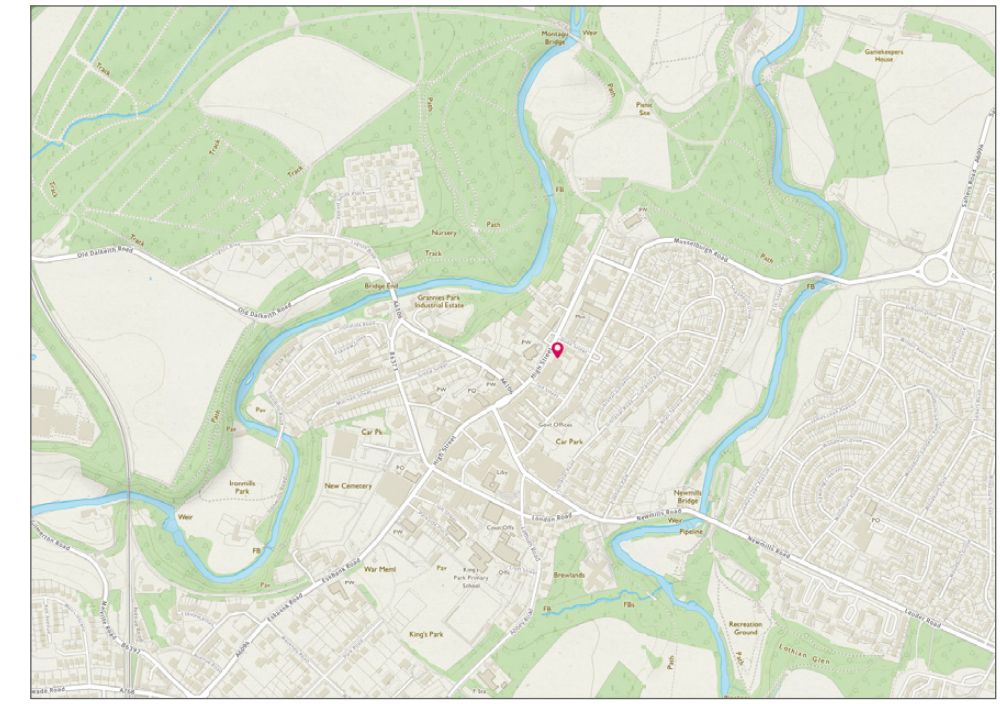


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 Available**

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