



Dalkeith

Dalkeith is a thriving town in the county of Midlothian 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 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 societies and Post Office services. A large Morrisons supermarket is within a one-minute walk from the property also.

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 every major trunk route is within easiest possible reach.

Dalkeith may be a convenient location for anyone requiring to travel throughout the motorway networks of east, west and central Scotland.

There is a regular and frequent bus service to Edinburgh’s City Centre and the trip can often take less than twenty minutes except at peak times.



2 Smeaton Head Farm Cottages



An excellent opportunity has arisen to acquire this rarely available three bedroom mid-terraced cottage, well located within the popular Midlothian town of Dalkeith, while making for an ideal family home. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of an entrance hallway, leading into the bright and spacious lounge/diner with built-in shelving and access to the rear garden through sliding patio doors and a fully fitted, partially tiled kitchen/diner which benefits from an integrated 4 gas hob/oven, extractor hood and walk-in utility cupboard, which also houses the water tank.

There are three spacious double bedrooms, one of which has a three-piece, fully tiled en-suite shower room with a double shower cubicle.

The three-piece, partially tiled family bathroom has an over-head shower, a stand-alone bathtub, a chrome heated towel rail and an extractor fan.

Attic: partially floored and accessed via bedroom 2, providing more than adequate additional storage space.

This property also benefits from; electric heating system, full double glazing and a private front and rear garden, including a double driveway to the front, allowing for secure off-street parking for up to two cars.



Lounge, Kitchen & Hallway



Bedrooms & Bathroom



Property Specifications



Approximate Dimensions (Taken from the widest point)

Lounge	4.45m (14'7") x 4.30m (14'1")
Kitchen	4.40m (14'5") x 3.26m (10'8")
Bedroom 1	5.39m (17'8") x 3.00m (9'10")
En-suite	2.30m (7'7") x 1.20m (3'11")
Bedroom 2	4.22m (13'10") x 2.48m (8'2")
Bedroom 3	3.50m (11'6") x 2.75m (9')
Bathroom	2.74m (9') x 1.74m (5'9")

Gross internal floor area (m²): 101m²

EPC Rating: E

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

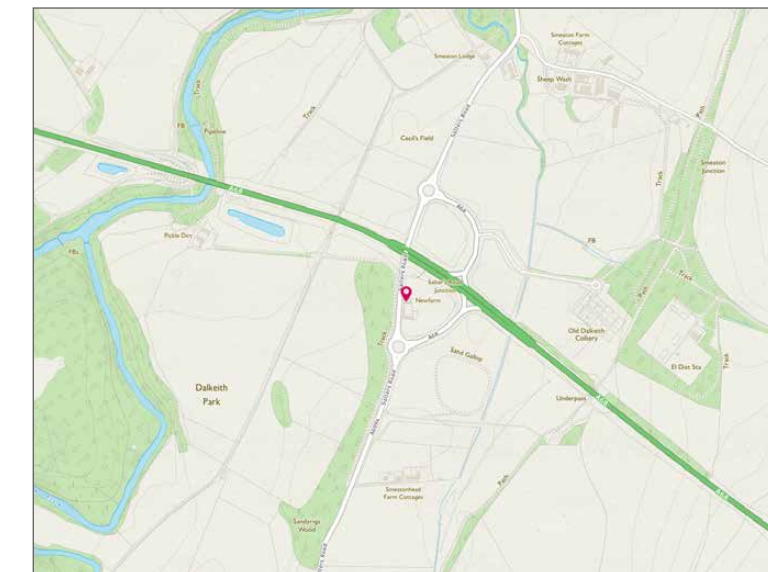


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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