

# 32d Miners Walk

DALKEITH, EH22 2AL



*Stunning two-bedroom flat presented to the market in walk-in condition*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Jonny Clifford with McEwan Fraser Legal is delighted to present this immaculate two-bedroom apartment, situated in a sought-after area of Dalkeith. This beautifully presented apartment offers a perfect blend of contemporary style and everyday comfort. Finished to an exceptional standard and in true walk-in condition, this home is ideal for first-time buyers, professionals, or those looking to downsize without compromising on quality.

# THE LIVING ROOM



Stepping inside, the apartment immediately impresses with its bright and inviting atmosphere. The living room is the heart of the home with a beautiful bay window that floods the room with natural light. The oak-veneered kitchen is great for those who like to cook, designed with both practicality and style in mind. With attractive cabinetry, ample worktop space, and good-quality finishes, it is an excellent setting for preparing meals.

# THE KITCHEN





Both spacious double bedrooms have been thoughtfully designed to offer a peaceful retreat, each benefiting from integrated storage that maximizes space and ensures a clean, uncluttered feel. Large windows allow natural light to pour in, enhancing the warm and welcoming ambience of each room.

The elegant bathroom exudes sophistication, featuring modern fixtures, stylish wet walls, and a luxurious finish that creates a spa-like atmosphere. Whether it's a refreshing morning shower or a relaxing evening soak, this space has been designed for ultimate comfort.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



Positioned in a prime Dalkeith location, the apartment enjoys easy access to a wealth of local amenities, including charming cafés, shops, and excellent transport links to Edinburgh and beyond. The surrounding green spaces and parks provide the perfect balance of town and country living, ideal for those who appreciate both urban convenience and outdoor tranquillity.

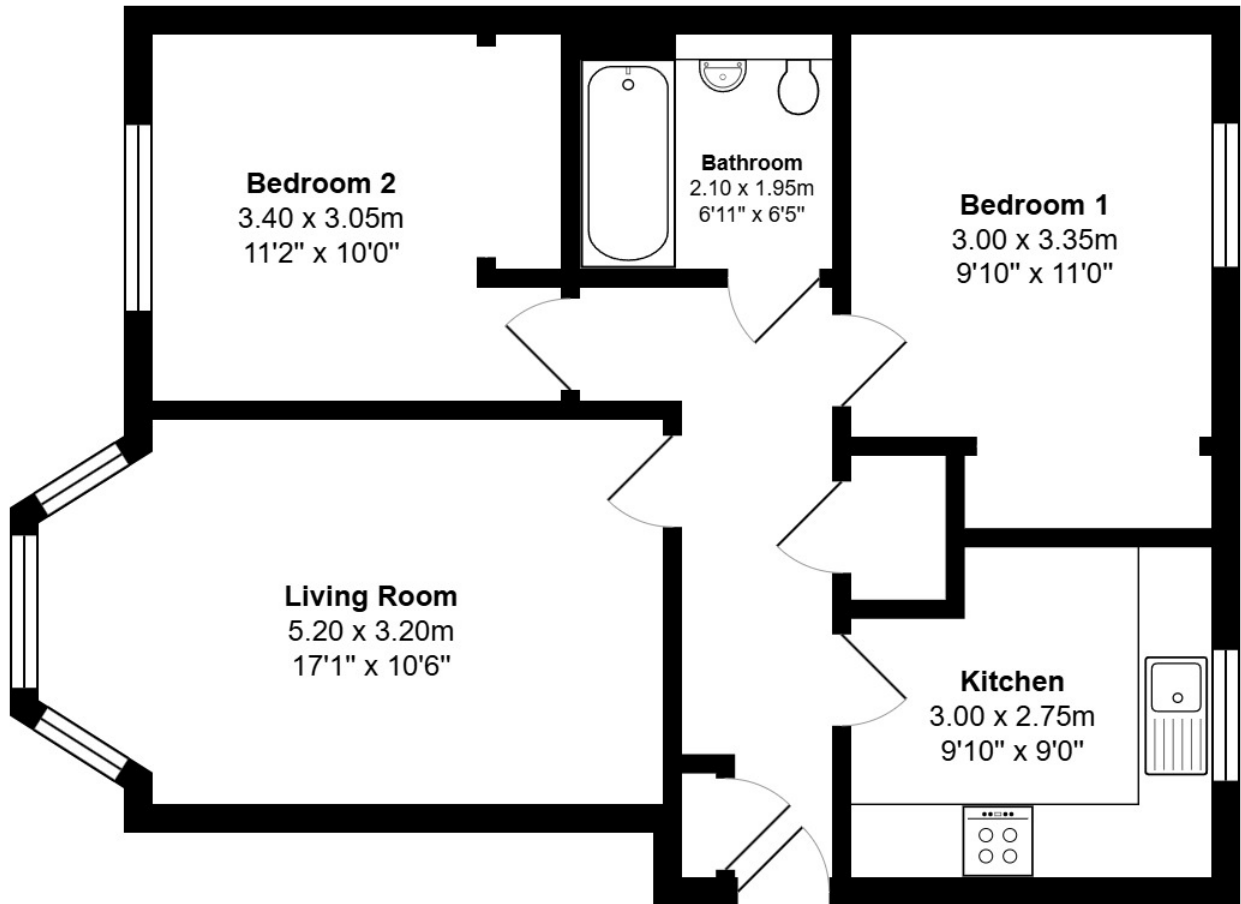
The property is further benefitted by an allocated car parking space.

With its impeccable finish, contemporary design, and prime location, this exceptional apartment is ready to welcome its next owner. Early viewing is highly recommended to fully appreciate the quality and lifestyle this home has to offer.

# EXTERNALS



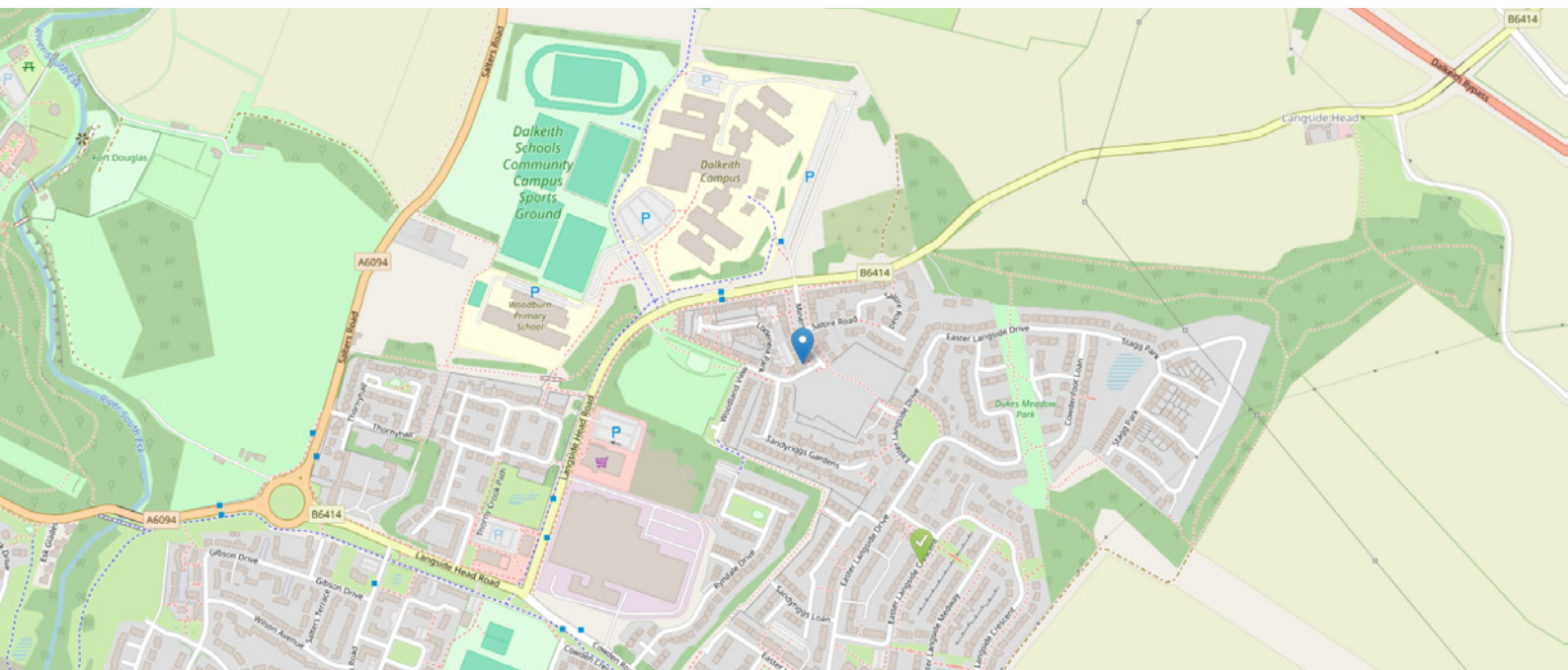
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup> | EPC Rating: B

Extras: The apartment could also be sold part furnished to any interested parties.





# THE LOCATION

Dalkeith is a thriving town in the county of Midlothian perhaps 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 is catered for in this location and there is also a good choice of banking, building society 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 may 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 is a regular and frequent bus and train service to Edinburgh's city centre and the trip can often take less than twenty minutes except at peak times.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**JONNY CLIFFORD**  
Surveyor



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.