

# 12D Gibraltar Road

DALKEITH, EH22 1EB



*Spacious and Modern One Bedroom First Floor Flat In Midlothian's Popular Dalkeith*



0131 524 9797



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



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





McEwan Fraser Legal is delighted to present this one-bedroom modernised flat in Dalkeith. The property is in walk-in condition having been upgraded by the current owner.

# THE LOUNGE



Inside, the property comprises of:

- Fully equipped kitchen which is modern and well equipped with hob, oven and freestanding white goods.
- Spacious living area with modern windows, new flooring and more than enough space for various configurations of the furniture.



# THE KITCHEN







- One double bedroom which has plenty of space for freestanding storage units.
- The shower room has been upgraded over time and is modern and equipped with a well-proportioned shower tray, mains shower, as well as sink and WC.

## THE BEDROOM





# THE SHOWER ROOM





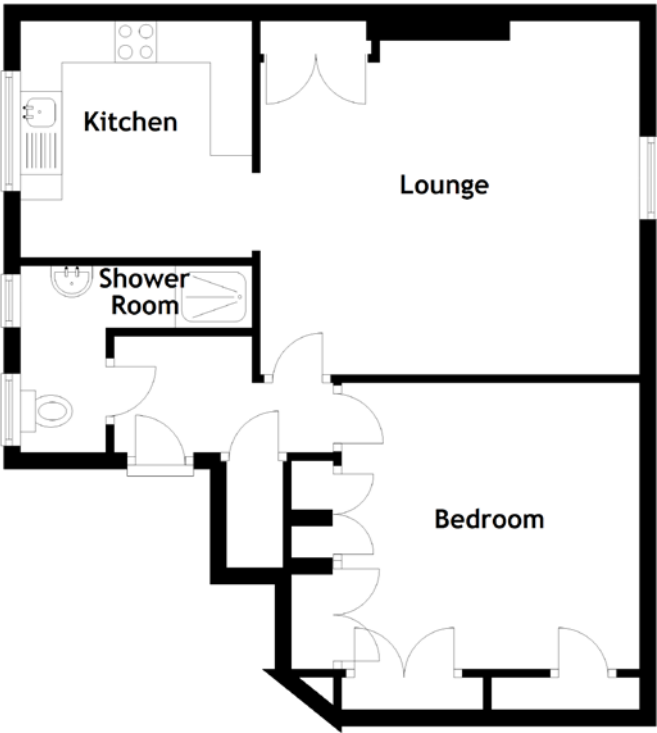
In addition, the property benefits from gas central heating, fully double glazed windows, and free on-street parking making for the perfect first time buy.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

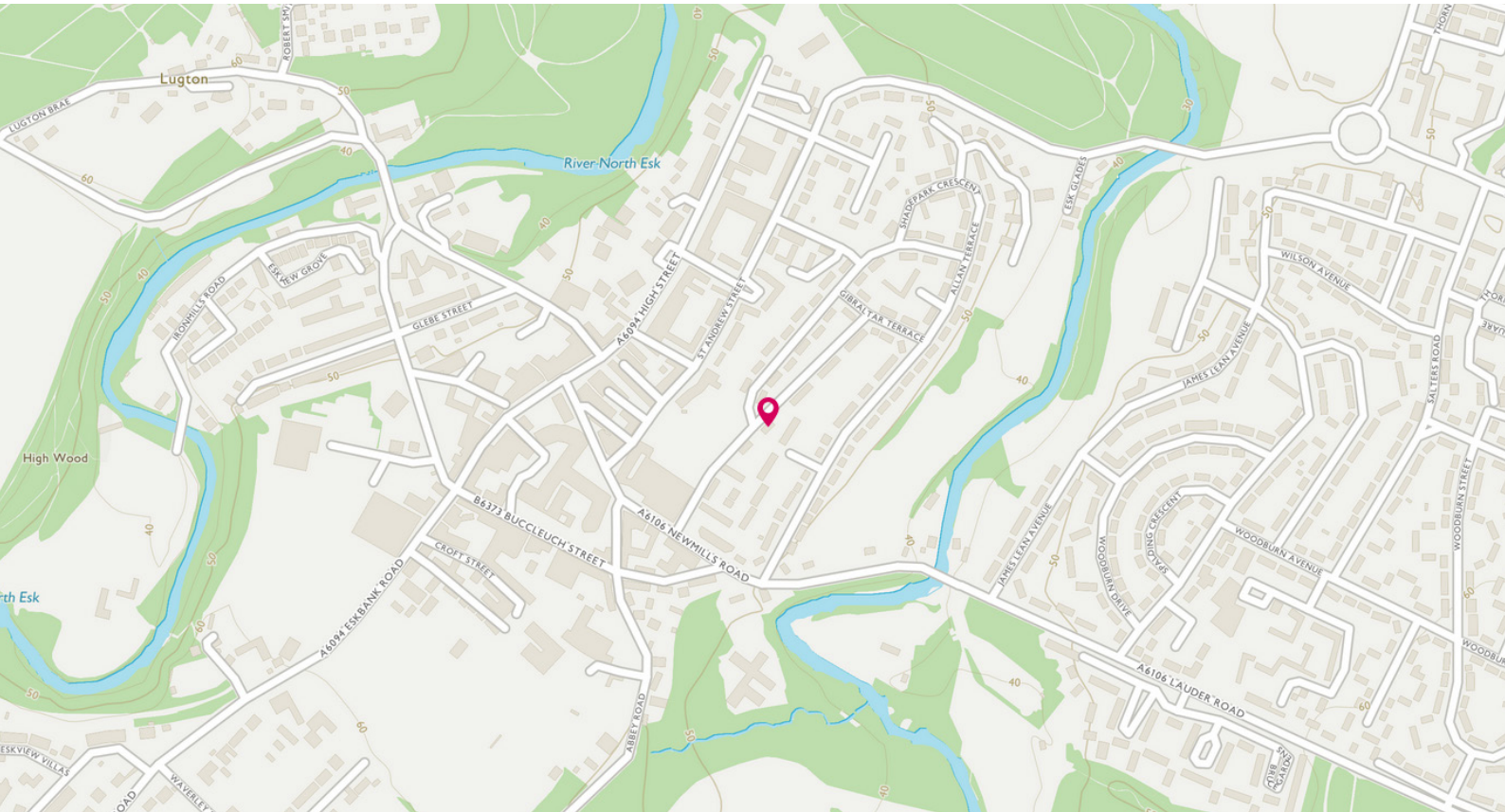
Lounge  
Kitchen

4.57m (15') x 4.26m (14')  
2.85m (9'4") x 2.79m (9'2")

Bedroom  
Shower Room

3.45m (11'4") x 3.28m (10'9")  
2.79m (9'2") x 2.25m (7'5")

Gross internal floor area (m<sup>2</sup>): 48m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Mayfield is situated on the northern periphery of Dalkeith which in turn is located approximately 8 miles south east of Edinburgh City Centre and lies on the A68.







The town is a popular choice for commuters and purchasers of all ages as it is ideally located for ease of access to the City Bypass offering links to the A1, M8, M9, Forth Road Bridge, Edinburgh Business Park at South Gyle, the RBS Headquarters at Gogar Park, Edinburgh International Airport and various parts of the City. The new Borders Railway has a station at nearby Newtongrange. The excellent amenities offered by Dalkeith include an excellent choice of shops including a Morrisons, a Lidl, a 24 hour Tesco, plus a choice of leisure and recreational facilities.



**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)

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