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16F Thorny Crook Crescent

DALKEITH, MIDLOTHIAN, EH22 2RJ



DALKEITH

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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 as well as a Sainsbury's only ten minutes walk away. A large Morrisons supermarket is within a ten-minute drive 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.

16F THORNY CROOK CRESCENT

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An excellent opportunity has arisen to acquire this spacious two bedroom top-floor apartment, well located within the popular Midlothian town of Dalkeith, while making for an ideal first-time-buyer or buy-to-let opportunity.

Internally this accommodation is in excellent decorative order, while briefly consisting of an entrance hallway with a double cloak cupboard as well as a utility cupboard, a dual aspect, open plan lounge/kitchen/diner which benefits from an integrated 4 gas hob/oven, extractor hood and dishwasher.

There are two double bedrooms, one of which has double built-in mirrored wardrobes and a three-piece, partially tiled bathroom with an over-head shower, heated towel rail and extractor fan.

The private attic space is accessed via the entrance hallway and allows for more than adequate additional storage space.

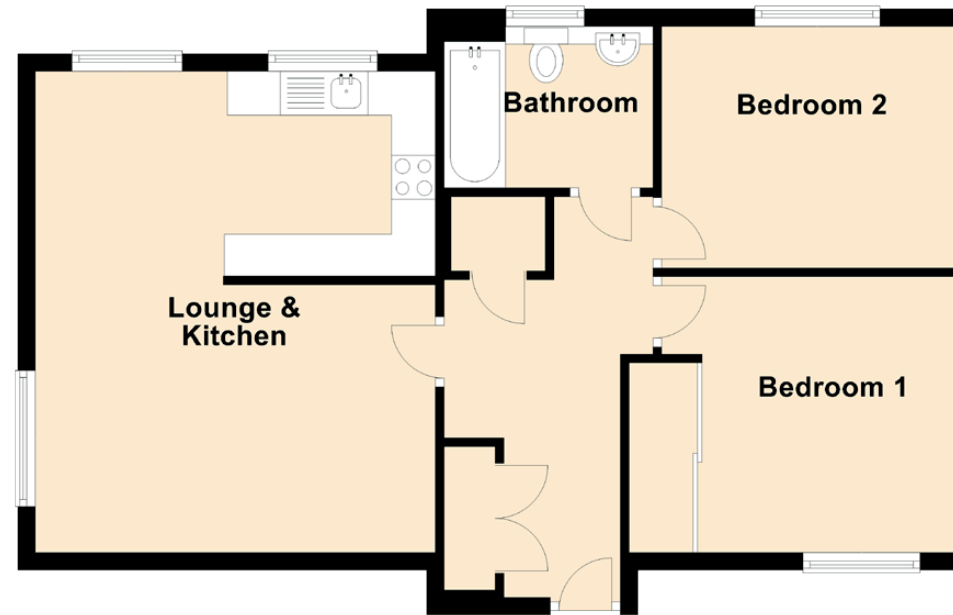
This property also benefits from secure door entry system, gas central heating, full double glazing, communal garden grounds surrounding the property, with a bin store to the rear and off-street parking to accommodate for both residents and visitors alike.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

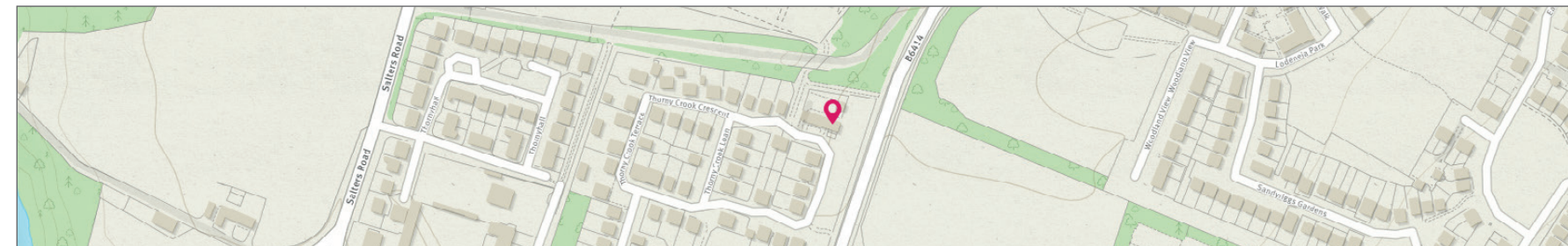


Approximate Dimensions (Taken from the widest point)

Lounge & Kitchen	5.88m (19'3") x 4.56m (15')
Bathroom	2.38m (7'10") x 2.06m (6'9")
Bedroom 1	3.34m (10'11") x 3.14m (10'4")
Bedroom 2	3.34m (10'11") x 2.75m (9')

Gross internal floor area (m²): 64m² | EPC Rating: B

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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Surveyor



Professional photography
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Photographer



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Designer