

56 St Andrew Street

DALKEITH, MIDLOTHIAN, EH22 1BN



*WALK IN CONDITION, 2 BED FLAT WITH ABUNDANCE
OF SPACE AND STORAGE, WITH PRIVATE GARDEN*



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McEwan Fraser Legal is delighted to present 56 St. Andrew Street to the market. This beautifully presented two-bedroom flat exudes comfort and style from the moment you step through the front door.

The bright hallway sets the tone with its neutral décor and plentiful storage, ensuring a clutter-free environment. From here, you enter a spacious living room flooded with natural light, perfect for relaxation and entertaining. Adjoining the living area is a modern kitchen with sleek cabinetry, ample worktop space and contemporary finishes, catering to casual and keen home chefs alike.





The largest bedroom easily accommodates a double bed and additional furniture, while the second bedroom also fits a double and boasts fitted wardrobes for all your storage needs. A stylish bathroom completes the property, featuring a walk-in shower, WC and basin, all finished to a high standard. The thoughtful layout, as illustrated by the floor plan, maximises every inch of space and creates a welcoming flow between rooms, making this flat ideal for anyone seeking a bright and airy home with a generous amount of storage in a convenient location.

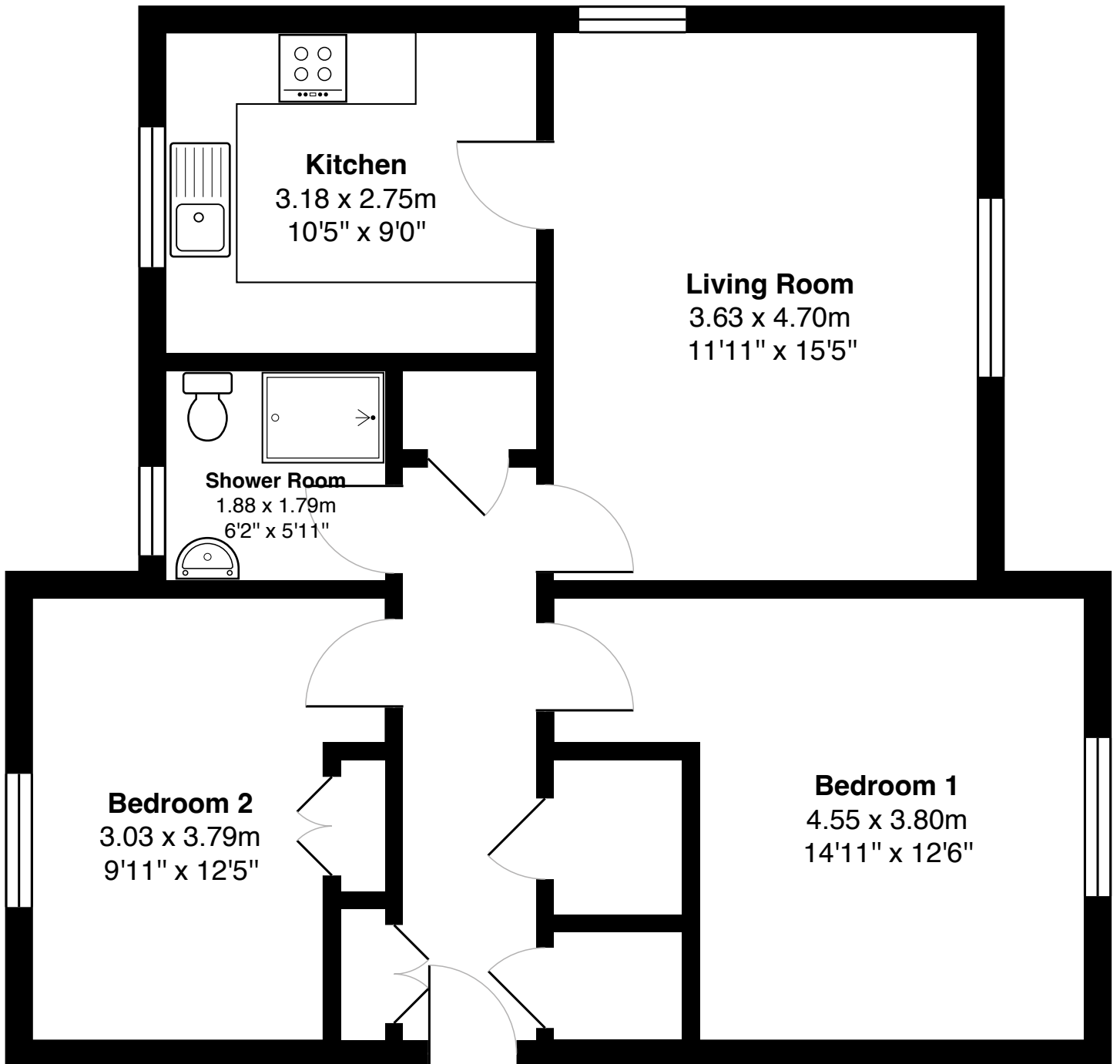




Bedroom 2







Gross internal floor area (m²): 67m²

EPC Rating: C



Externally, the property benefits from a private garden and on-street parking.

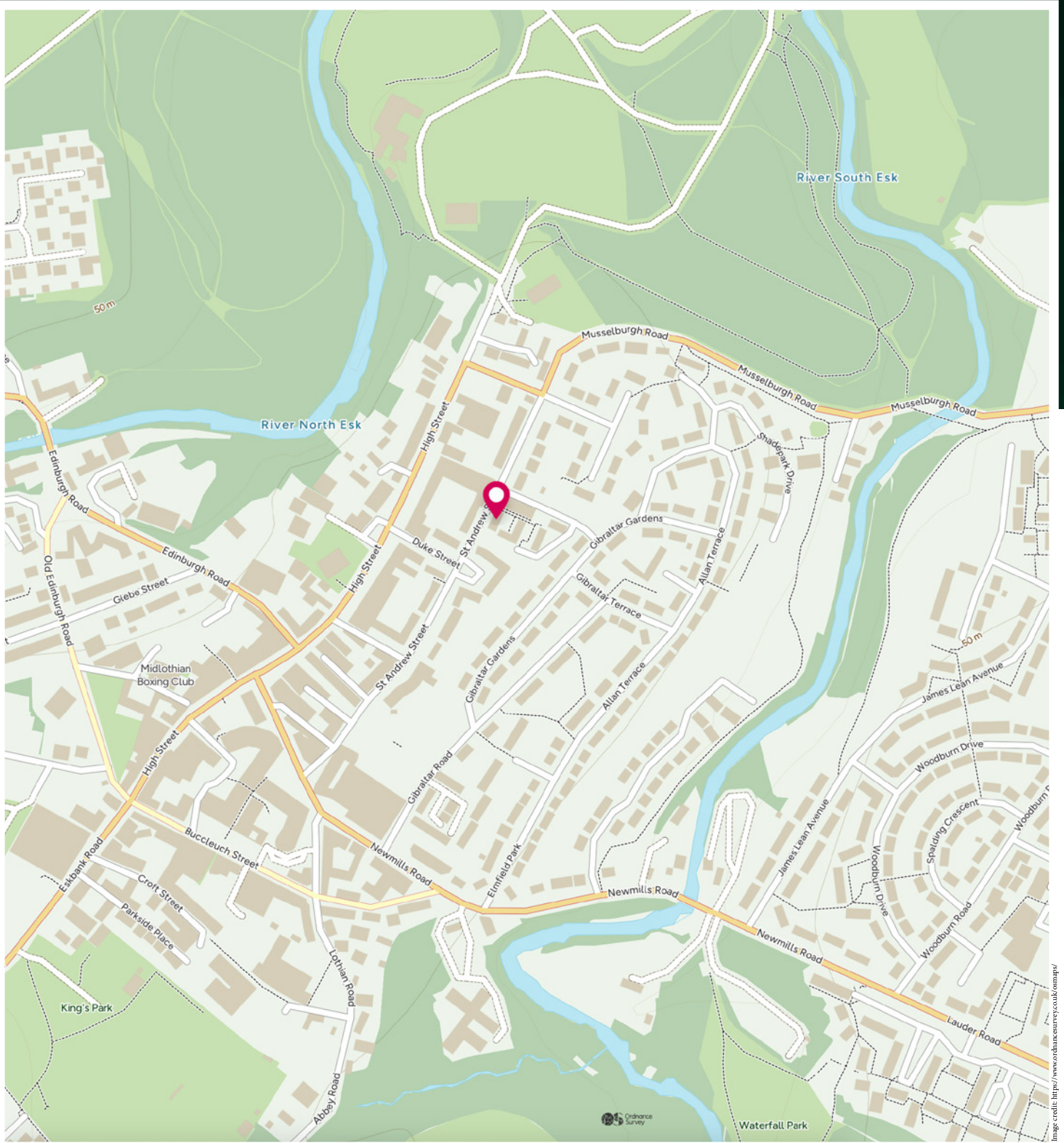




Dalkeith is a charming market town in Midlothian, just a short distance from Edinburgh, offering a wonderful blend of historical character and modern convenience. With its bustling high street and array of independent shops, cafés and restaurants, there is always something to explore. The town is well-connected via reliable public transport links and easy access to major road networks, making commuting straightforward.

Nature enthusiasts will appreciate the nearby Dalkeith Country Park, complete with scenic walks and woodland trails, while families benefit from a range of highly regarded schools in the local area. Friendly and welcoming, Dalkeith provides the perfect balance between town and country living.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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