




McEwan Fraser Legal

Solicitors & Estate Agents

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DALKEITH, EH22 2AW

Dalkeith is a thriving town in the county of Midlothian 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 are catered for in this location, and there is also a good choice of banking, building society and Post Office services. There are regular and frequent bus services to Edinburgh's City Centre, and the trip can often take less than twenty minutes except at peak times.

As well as local amenities and a fitness centre, families can enjoy many leisurely activities, with Dalkeith Country Park, Kings Park, a soft play and trampoline centre all within close proximity.

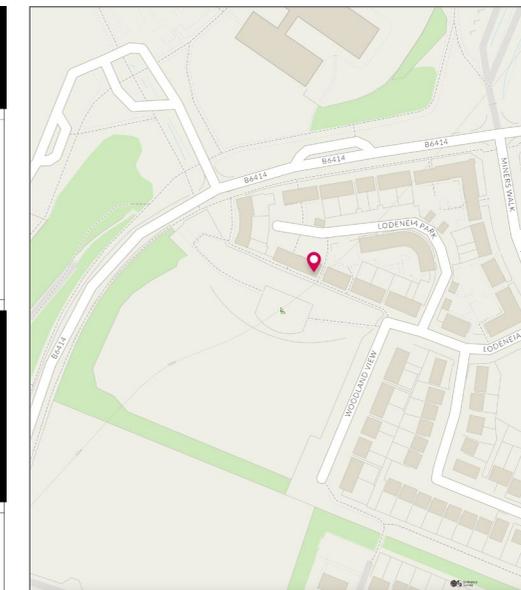
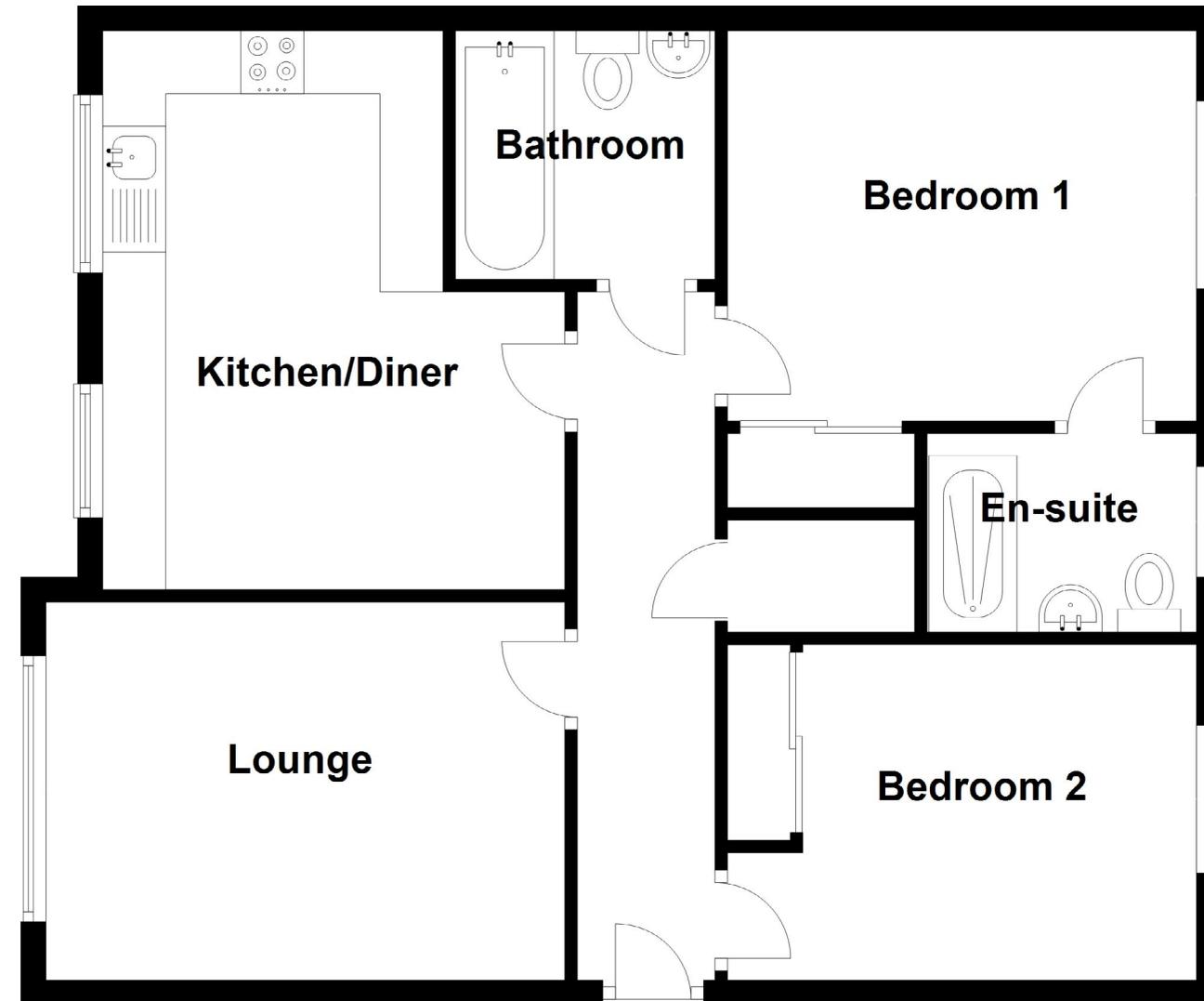


McEwan Fraser Legal are delighted to present this two-bedroom upper-villa in Dalkeith. The property is in walk-in condition having been well looked after by the current owners.

Inside, the property comprises of a spacious living area that is flooded by natural light and offers various possibilities of furniture configurations. A fully equipped modern kitchen/dining area that benefits from an electric hob, fan oven and integrated appliances. There is plenty of space to enjoy home-cooked meals and it really is the heart of this fabulous home. There are two well-proportioned bedrooms, both of which are doubles and benefit from integrated wardrobes. The property has one main bathroom and the master benefits from an en-suite. The family bathroom is modern and offers a beautiful shower over the bath, the perfect place to relax after a long day.

In addition to this, the property benefits from gas central heating, full double glazing, front and back gardens as well as private parking space to the rear of the property with more than adequate visitors parking. There is also a shared locked shed/outbuilding with ample extra storage. Early viewing is highly advised.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.12m (13'6") x 3.00m (9'10")
Kitchen/Diner	4.43m (14'6") x 3.67m (12')
Bathroom	2.06m (6'9") x 1.97m (6'6")
Bedroom 1	3.72m (12'3") x 3.09m (10'2")
En-suite	2.14m (7') x 1.57m (5'2")
Bedroom 2	3.72m (12'3") x 2.56m (8'5")

Gross internal floor area (m²): 65m²
EPC Rating: C




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