



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**12 Park Crescent**

EASTHOUSE, DALKEITH, MIDLOTHIAN, EH22 4EE

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# EASTHOUSE

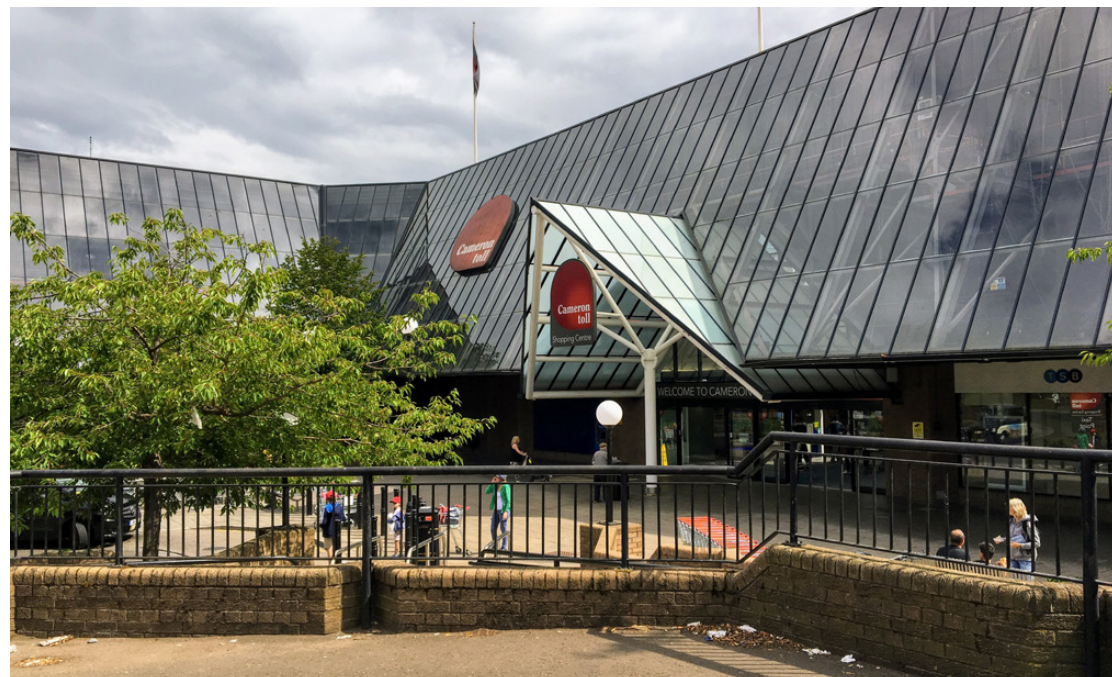
DALKEITH, MIDLOTHIAN, EH22 4EE

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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 centre for shopping 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. There is also a good choice of basic amenities, which include 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. 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.



# 12

## PARK CRESCENT

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McEwan Fraser Legal are delighted to bring to the market this well presented main door upper villa.

The property has been completely renovated and is in brand new walk-in condition. The internal briefly consists of an entrance stairway, a fresh comfortable lounge with feature fire, a brand new modern kitchen with wall and base units, an integrated gas hob, electric oven and extractor hood. The spacious two double bedrooms have built-in storage with ample space for furniture and a fresh white suite bathroom with electric shower and vanity units complete the rooms. The property further benefits from new floor coverings, double glazed windows and gas central heating to ensure a cosy living environment all year round.

Externally there is a well-maintained side garden, an extensive garden to the rear with laid lawn and available on-street parking to the front.

Early viewing of this property is highly recommended as this charming property will appeal to a variety of buyers.





# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	4.86m (15'11") x 4.37m (14'4")
Kitchen	3.35m (11') x 3.27m (10'9")
Bedroom 1	3.97m (13') x 3.39m (11'1")
Bedroom 2	3.97m (13') x 3.60m (11'10")
Bathroom	2.25m (7'5") x 2.05m (6'9")

Gross internal floor area (m<sup>2</sup>): 79m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): All fixtures, fittings and floors coverings. Please note that other items may be available through separate negotiation.

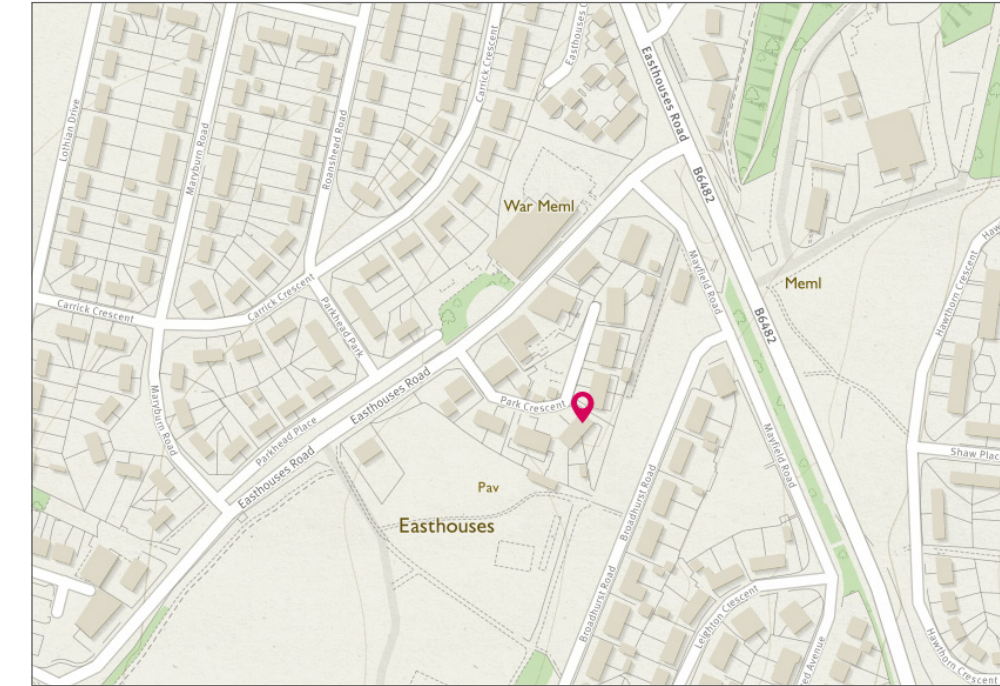
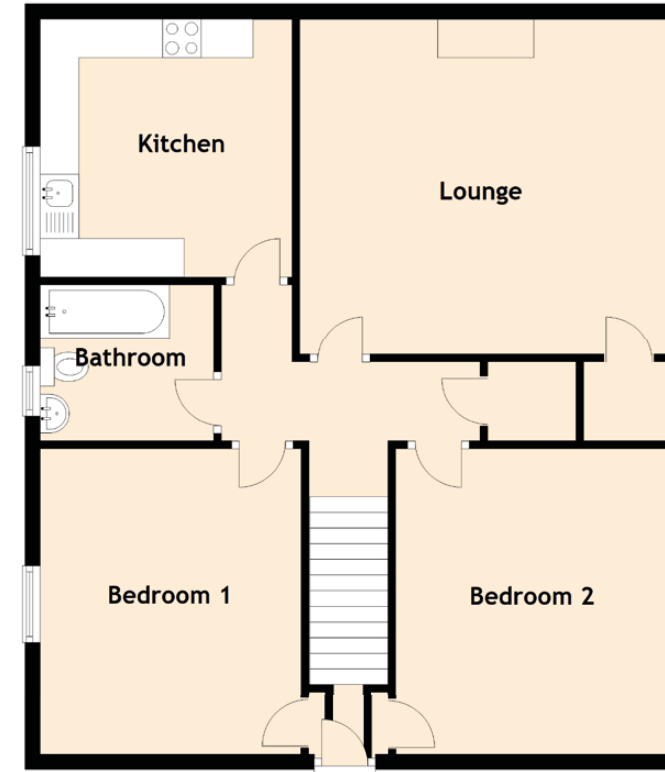


Image credit: <https://www.edinburghcountryside.com/>



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Text and description  
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