



*2 BEDROOM, BRIGHT, SPACIOUS FLAT
IN THE HEART OF DALKEITH*



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McEwan Fraser Legal is delighted to present this charming two-bedroom property, ideally situated opposite Dalkeith Corn Exchange with free on-street parking. Featuring a blend of modern style and classic character, this home boasts generous living spaces and an abundance of natural light throughout.

The home features a beautifully spacious living area featuring two large windows, enhancing the sense of space and brightness. The perfect spot for relaxing or entertaining guests.







The kitchen is next door which is a warm and inviting space, the kitchen is fitted with stylish wooden cupboards, terracotta wall tiles, and open shelving, providing ample storage. A combination gas cooker and oven add to the functionality, while a small dining space makes it perfect for casual meals.





The main bedroom is a spacious space, complete with a large window featuring elegant Venetian blinds and classic window grids that add character. There's plenty of room for storage, making it a practical and stylish space.





The second bedroom is equally impressive, boasting two large windows that flood the room with natural light.

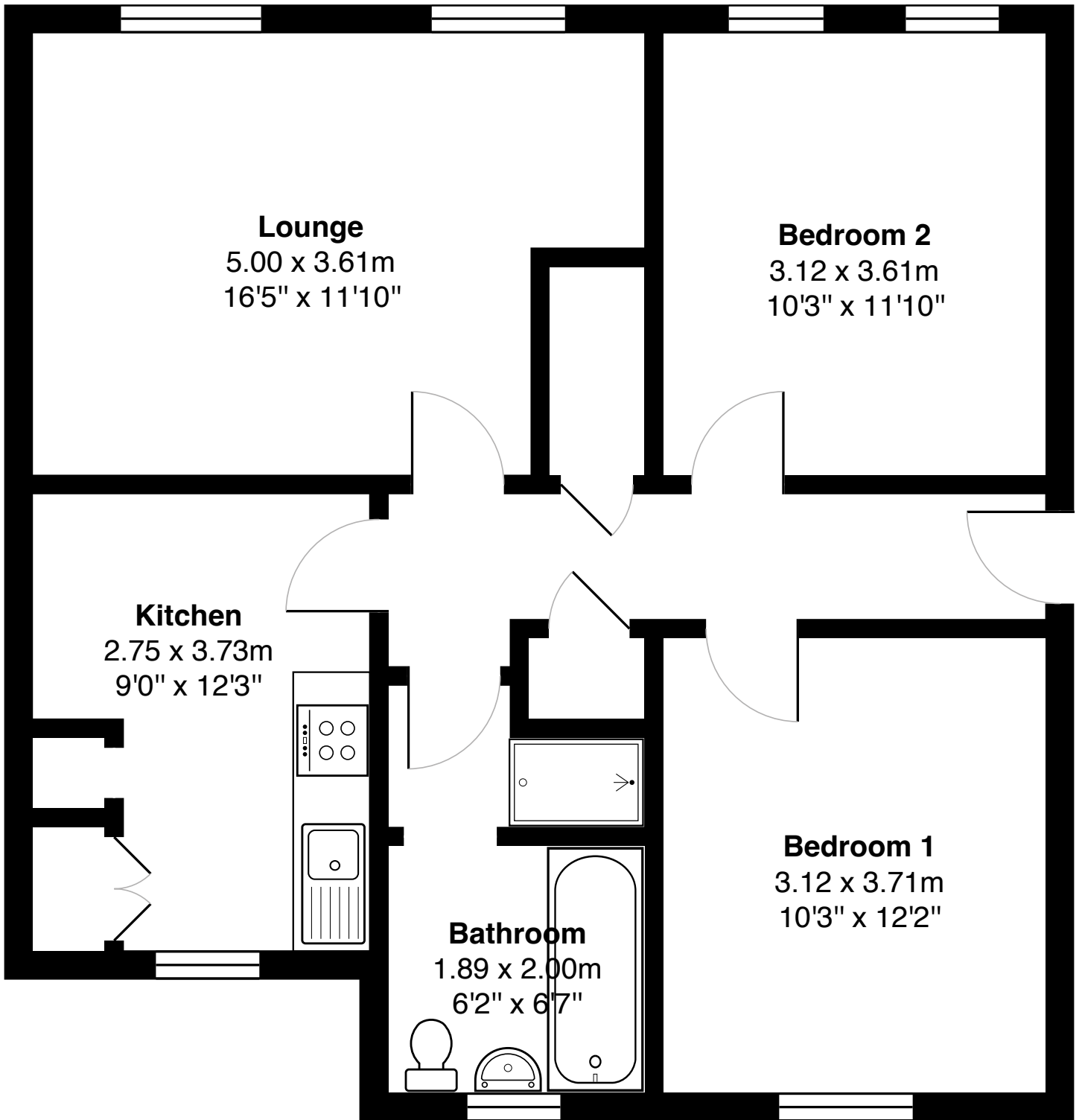


The bathroom is bright and airy with a separate bath and shower. The combination of large white tiles and tasteful wooden finishes creates a fresh yet warm atmosphere, enhanced by natural light.



The hallway is a bright and welcoming space, setting the tone for the rest of the home. Additionally, the property offers ample storage throughout. The washing machine and dishwasher are included in the sale.





Gross internal floor area (m²): 66m²

EPC Rating: C



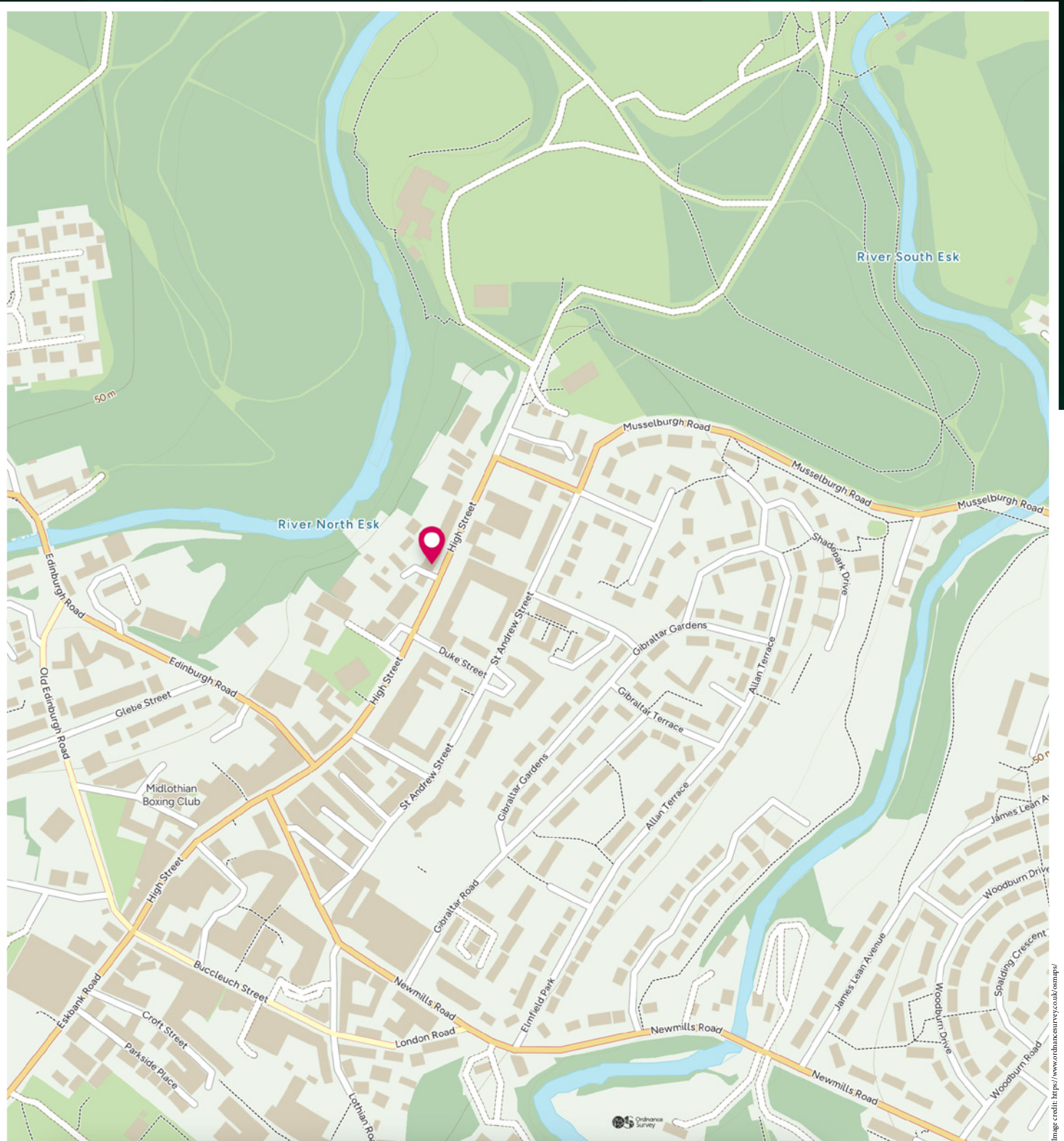


The property is located on the edge of Dalkeith Country Park, within easy walking distance of local restaurants and amenities. A 24-hour Tesco is also conveniently located in Eskbank, just a short distance away.

Dalkeith is a vibrant town in Midlothian, approximately eight miles from Edinburgh's city center. Surrounded by picturesque countryside, it lies within a crescent of charming towns stretching from Musselburgh in the east to Penicuik in the west, including Eskbank, Bonnyrigg, Loanhead, and Roslin.

Eskbank Station is only a 5-minute drive from the property, providing access to the Borders Railway Line for easy travel into Edinburgh. Regular and frequent bus services connect the area to the city center, with journeys often taking less than twenty minutes outside of peak hours. Excellent transport links also extend to East Lothian and Midlothian. Families will appreciate the variety of leisure activities nearby, including Dalkeith Country Park, Kings Park, a fitness center, and a soft play and trampoline center, all within close reach.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



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