





AREA

DALKEITH

MIDLOTHIAN, EH22 2JN

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.

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. Eskbank station is just a 10-minute drive from the property giving access to the borders railway line for venturing into the capital. 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.



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PENTLAND VIEW

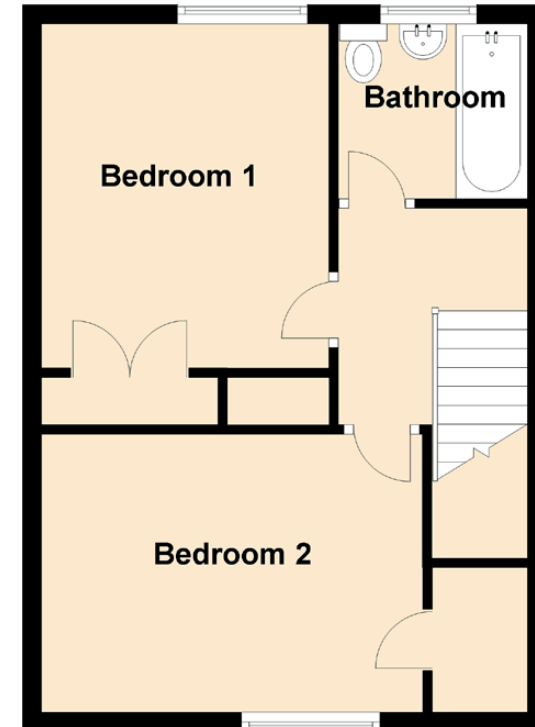
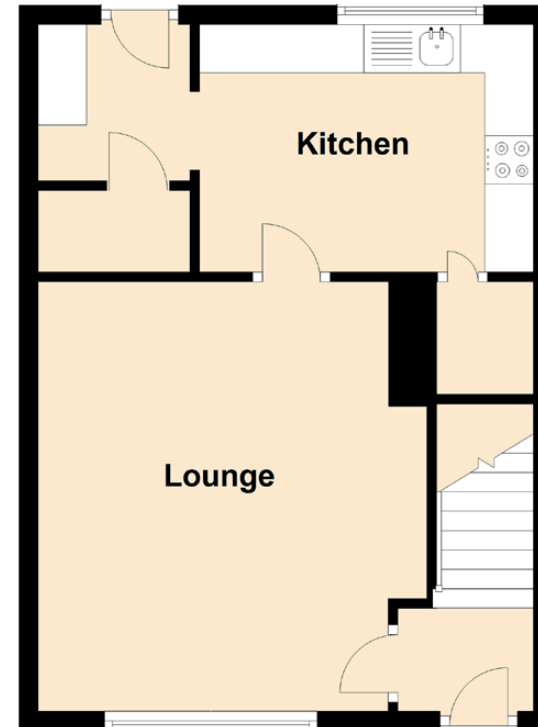
DALKEITH, MIDLOTHIAN, EH22 2JN

McEwan Fraser Legal is delighted to present this Two bedroom villa in Dalkeith. The property is in walk-in condition. This End Terraced villa is flooded with natural light and is in move-in condition. The ground floor briefly comprises an entrance hallway, a bright and spacious lounge and provides access to the kitchen. The fully equipped kitchen benefits from a mixture of integrated and freestanding appliances with access to the rear garden.

The first floor has two bright and comfortable double bedrooms with built-in wardrobes and a white three-piece suite, a family bathroom completes the rooms.

In addition to this, the property includes off-street parking, double glazed windows and gas central heating making for a warm yet cost-effective home all year round. Early bird viewing is highly recommended.





DETAILS & SPECIFICATIONS

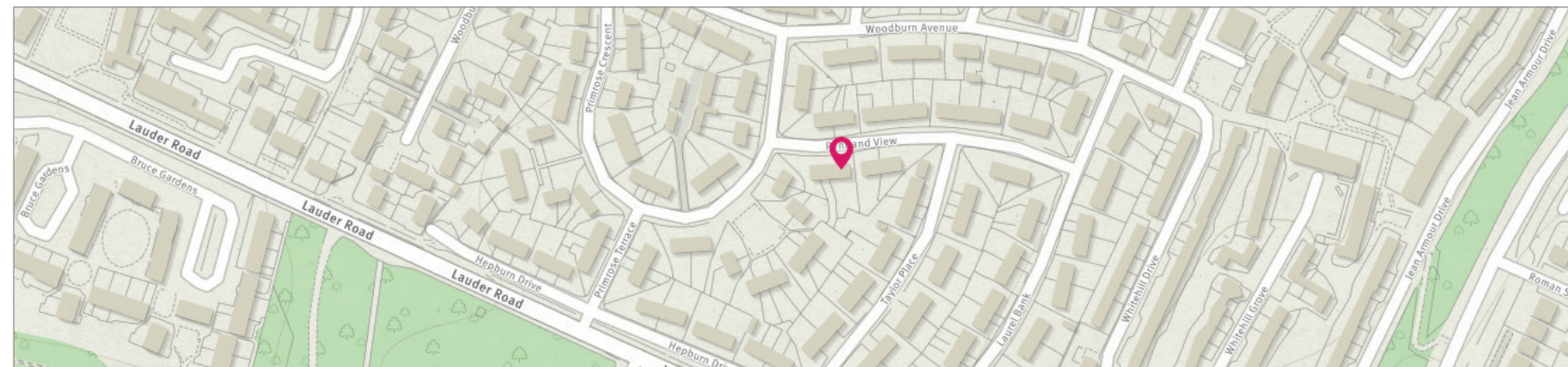
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	4.44m (14'7") x 4.02m (13'2")
Kitchen	3.45m (11'4") x 2.56m (8'5")
Bedroom 1	3.64m (11'11") x 3.04m (10')
Bedroom 2	4.03m (13'3") x 2.94m (9'8")
Bathroom	2.00m (6'7") x 1.85m (6'1")

Gross internal floor area (m²): 74m²

EPC Rating: C





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