



  
**McEwan Fraser Legal**

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DALKEITH, MIDLOTHIAN, EH22 4HZ

Dalkeith is a thriving town in the county of Midlothian 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.

A great deal more than normal daily requirements are catered for in this location and there is also a good choice of banking, building societies 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 every major trunk route is within easiest possible reach.

Dalkeith may be a convenient location for anyone requiring to travel throughout the motorway networks of east, west and central Scotland. There is a regular and frequent bus service to Edinburgh's city centre and the trip can often take less than twenty minutes except at peak times.



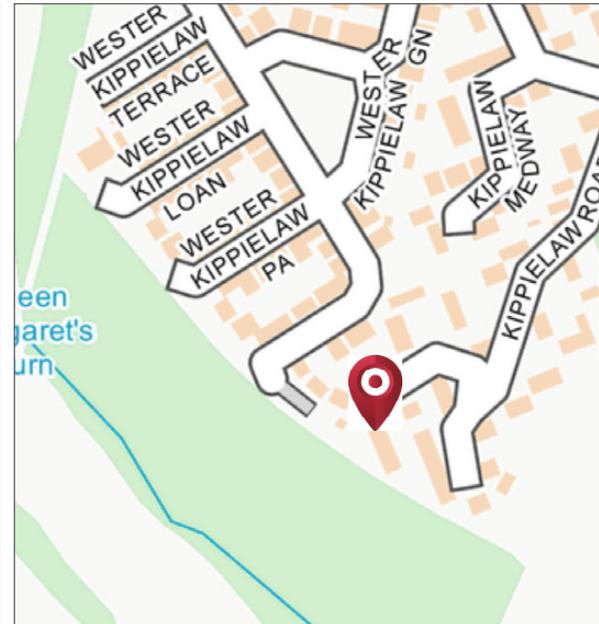
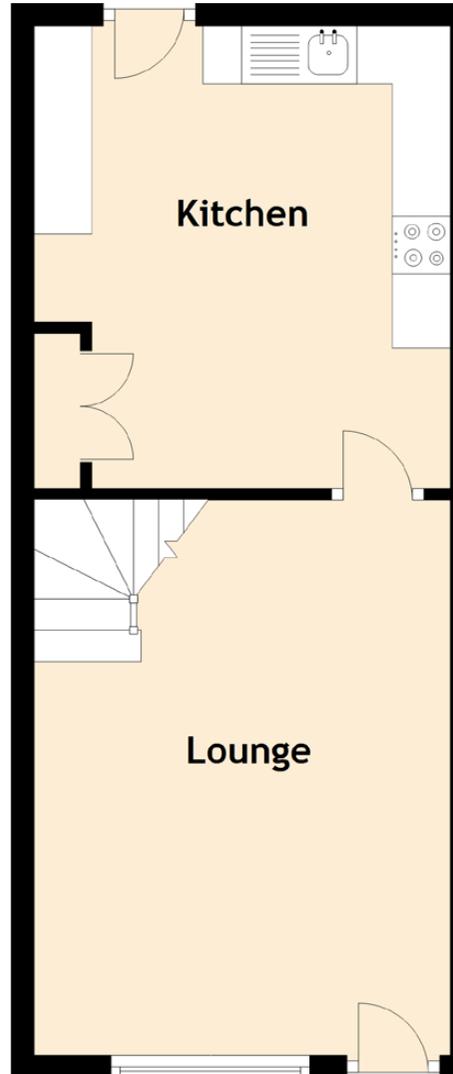
An excellent opportunity has arisen to acquire this spacious two-bedroom end-terraced house, making for an ideal first-time-buyer while being well located within the Midlothian town of Dalkeith. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly comprising; entrance vestibule with cloak area, a bright and spacious lounge with an open staircase, a fully-fitted partially-tiled kitchen/diner with an integrated 4-gas hob, oven extractor hood, under-unit lighting and a storage cupboard which houses the boiler.

Upstairs, there are two sizeable double bedrooms, one of them benefiting from a mirrored sliding door walk-in wardrobe, a partially splash-panelled 3-piece bathroom with an over-bath shower and a chrome heated towel rail. The upstairs landing provides access to the partially-floored attic and also houses a shelved linen cupboard.

The property also benefits from; gas central heating, full double glazing, private front and back gardens, storage shed, single garage and off-street parking.





Approximate Dimensions  
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.60m (11'10")
Kitchen	4.00m (13'1") x 3.60m (11'10")
Bedroom 1	3.60m (11'10") x 2.70m (8'10")
Bedroom 2	3.60m (11'10") x 2.40m (7'10")
Bathroom	2.60m (8'7") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>  
EPC Rating: C

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