

# 15 Park Crescent

EDINBURGH, EH22 4EE



*Spacious Two Bedroom Lower Flat In  
Midlothians Popular Town of Dalkeith*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this spacious two-bedroom lower flat in Easthouses, Dalkeith. The property is presented to the market in excellent condition having been upgraded and maintained by the current owner.

# THE LOUNGE



Inside, the property comprises:

- Spacious living area which is flooded with natural light and offers multiple options for furniture arrangements.
- Fully equipped kitchen which provides access to the private rear garden. The kitchen benefits from a hob, fan oven and appliances with more than adequate dining space.

# THE KITCHEN







- There is one main family bathroom which is equipped with a three-piece suite with a shower over the bath.
- The property benefits from two large double bedrooms.

# THE BATHROOM



# BEDROOM 1





# BEDROOM 2





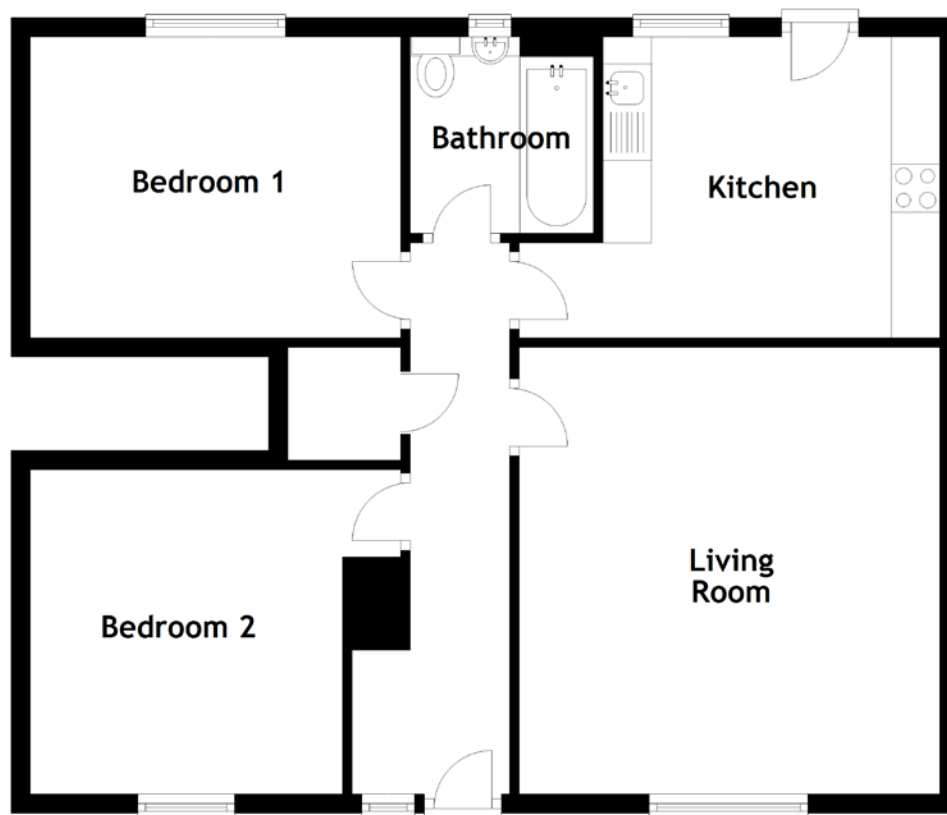
In addition, the property includes double-glazed windows, gas central heating and free on-street parking. Making for an ideal family home.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

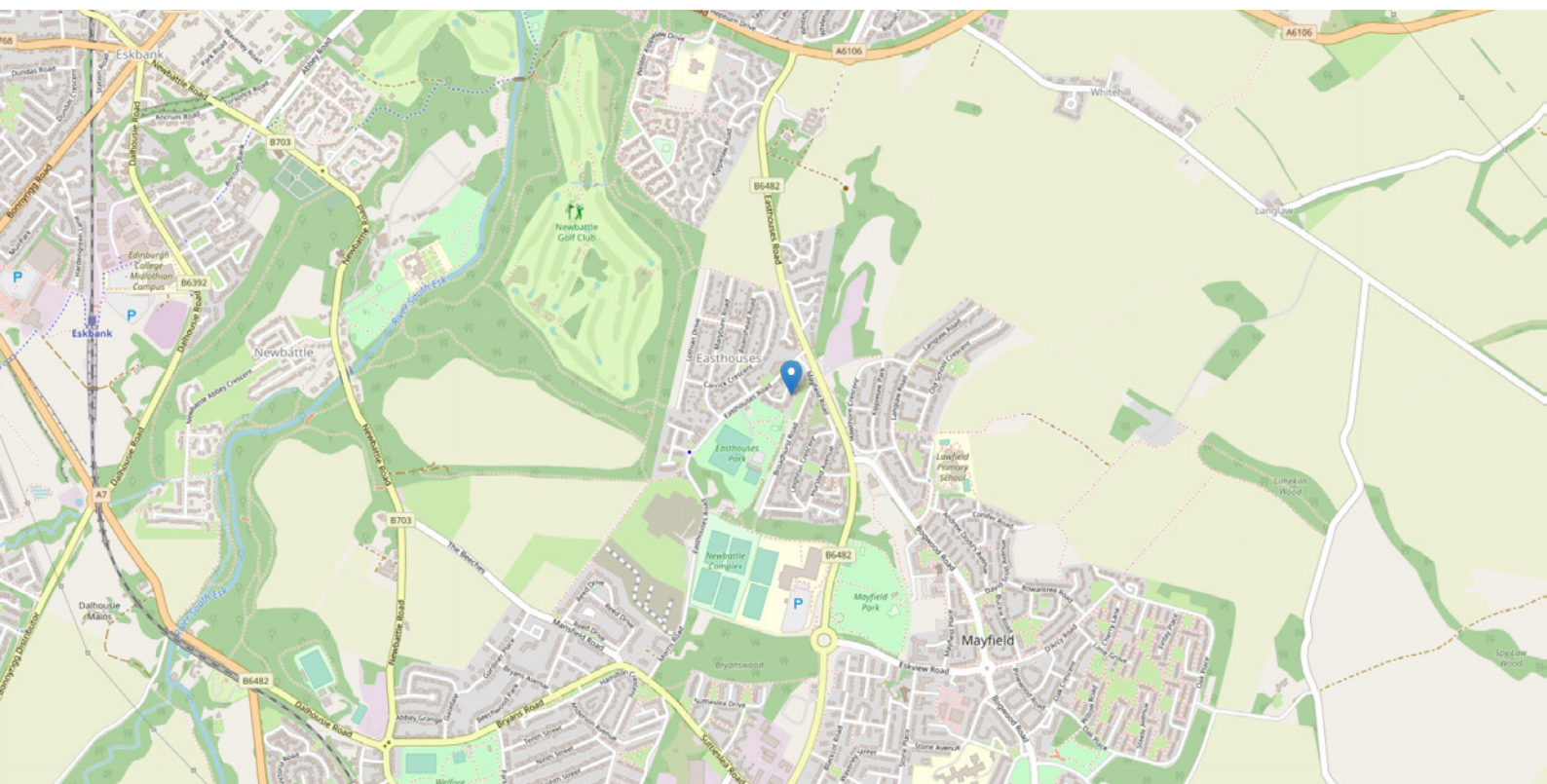


Approximate Dimensions (Taken from the widest point)

Living Room      4.63m (15'2") x 4.36m (14'4")  
Kitchen          4.36m (14'4") x 3.12m (10'3")  
Bathroom        2.04m (6'8") x 1.90m (6'3")

Bedroom 1      3.84m (12'7") x 3.12m (10'3")  
Bedroom 2      3.96m (13') x 3.36m (11')

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

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 shopping centre and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements is catered for in this location and there is also a good choice of 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.

Dalkeith may therefore be a convenient location for anyone requiring to travel throughout the motorway networks of east, west and central Scotland, perhaps in connection with their job.

There is a regular and frequent bus services to Edinburgh's city centre and the trip can often take less than twenty minutes except at peak times.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**BEN STEWART CLARK**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.