




McEwan Fraser Legal
Solicitors & Estate Agents
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12 Wester Kippielaw Medway

DALKEITH, MIDLOTHIAN, EH22 2GD

THE LOCATION

DALKEITH, MIDLOTHIAN, EH22 2GD

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 to 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 are 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. Eskbank Station is just a 10-minute drive from the property giving access to the Borders Railway Line for venturing into the capital. Dalkeith would, therefore, be a convenient location for anyone requiring to travel via rail or the motorway networks of East, West and central Scotland, perhaps in connection with their job. 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.

As well as local amenities/shopping facilities including Sainsbury's and a fitness centre, families can enjoy many leisurely activities, with Dalkeith Country Park, Kings Park, a soft play and trampoline centre all within close proximity.



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McEwan Fraser is delighted to present this three-bedroom end-terraced house to the market. The property enjoys an enviable corner plot with a south facing rear garden and is presented to the market in excellent internal condition. Accommodation comprises two double bedrooms, a single bedroom, kitchen, spacious lounge, cloakroom and bathroom.

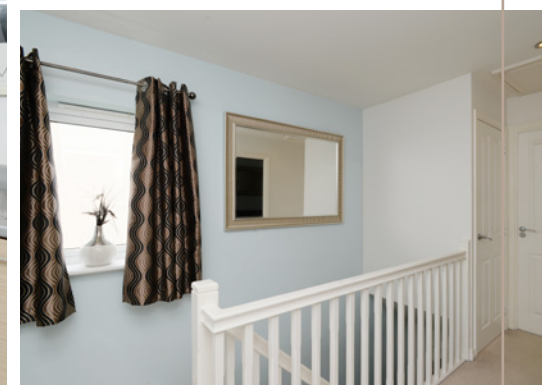
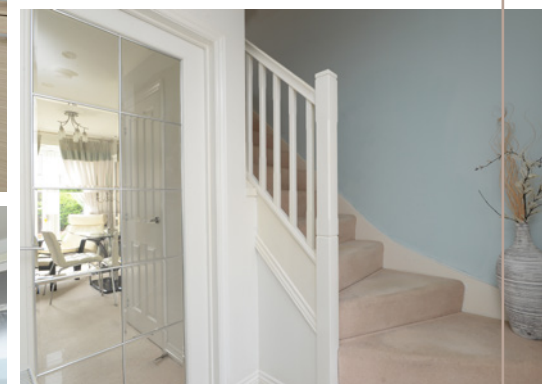
Entering the property, the kitchen is immediately to your left and overlooks the front of the property. Comprised of a full range of contemporary base and wall-mounted units, there is plenty of prep and storage space for the aspiring chef. Gas hob, electric oven, fridge freezer, washing machine and dishwasher are all integrated. To the rear of the ground floor, you will find the living room which runs the width of the house. Bathed in natural light from French doors which open onto the rear garden, the living room has been finished to an impressive standard. There is ample floor space for a variety of different furniture configurations which can include a dining table. This will give the new owner plenty of flexibility to create their ideal entertaining space.

Climbing the stairs, you find the master bedroom to the front of the house. This is a particularly generous double bedroom that can happily

accommodate a full suite of free-standing furniture alongside an integrated wardrobe. There are two further bedrooms, a well-proportioned double, with an integrated wardrobe, and a generous single which currently doubles as a home office. The internal accommodation is completed by the contemporary bathroom which is partially tiled and comprised of a three-piece white suite with a shower over the bath.

For extra warmth and comfort, the property enjoys gas central heating and double glazing throughout.

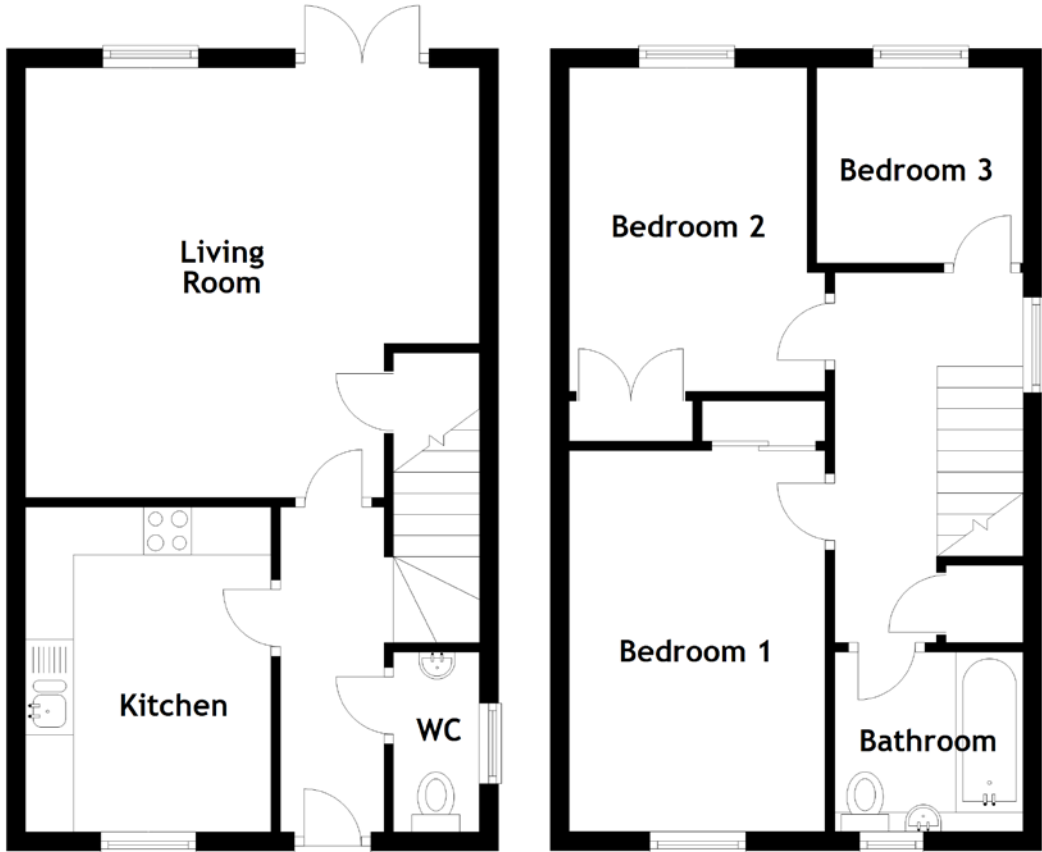
Externally, the property benefits from well-presented front and rear gardens which are in keeping with neighbouring properties. The rear garden is south facing and gets the sun all day long. This is a superb starter home and early viewing is highly recommended.





SPECIFICATIONS & DIMENSIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	4.75m (15'7") x 4.50m (14'9")
Kitchen	3.40m (11'2") x 2.57m (8'5")
WC	1.88m (6'2") x 0.90m (2'11")
Bedroom 1	3.99m (13'1") x 2.68m (8'10")
Bedroom 2	3.39m (11'1") x 2.68m (8'10")
Bedroom 3	2.16m (7'1") x 2.05m (6'9")
Bathroom	1.97m (6'6") x 1.88m (6'2")

Gross internal floor area (m²): 76m² | EPC Rating: C

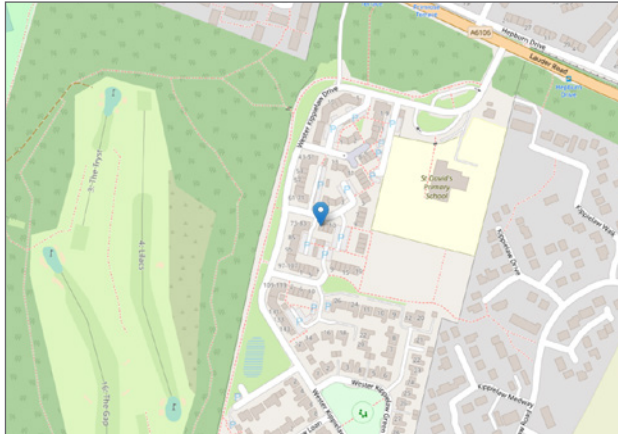


Image credit: <https://www OrdnanceSurvey.co.uk/omaps/>



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