

3 Robert Burns Mews

DALKEITH, MIDLOTHIAN, EH22 2LS



*SPACIOUS THREE BEDROOM TERRACED HOUSE
IN THE MIDLOTHIAN TOWN OF DALKEITH*



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McEwan Fraser Legal is delighted to present this three-bedroom terraced house in Dalkeith. Presented in excellent condition having been well cared for by the current owner.

Inside, the property comprises of a spacious living area which has access to the bright, generous dining area and patio doors that lead to the decked area in the south-facing rear garden. There is a fully equipped breakfasting kitchen which has windows at both ends of the building that floods the room with natural light. The kitchen is equipped with a free-standing gas hob, oven and white goods. The property benefits from three spacious bedrooms of which the master bedroom has built-in wardrobes and the other two rooms offer possibilities for various furniture arrangements. There is one family bathroom with white three-piece suite on the upstairs of the home and also a WC serving the downstairs of the property.

In addition to this, the property has ample storage throughout and private front and rear gardens. There is off-street parking in the single driveway as well as benefiting from gas central heating and full double glazing which makes for a warm family home, year-round.

the lounge





dining area





kitchen/diner





bedroom 1





bedroom 2

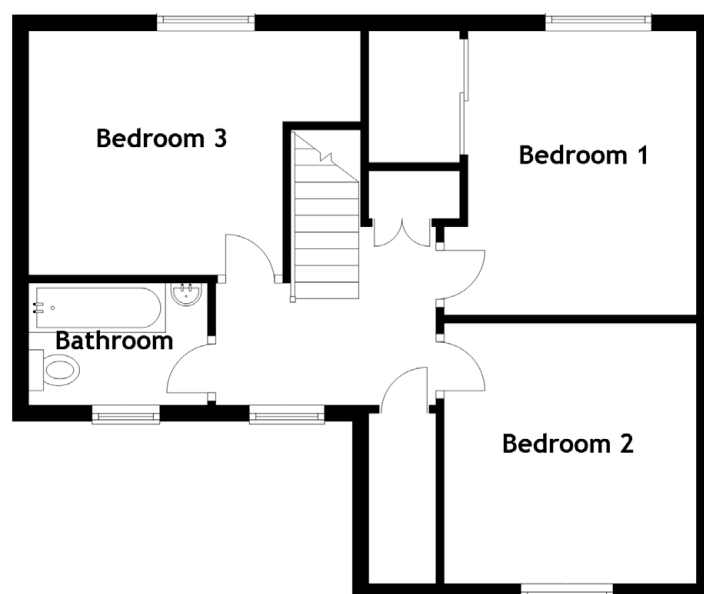
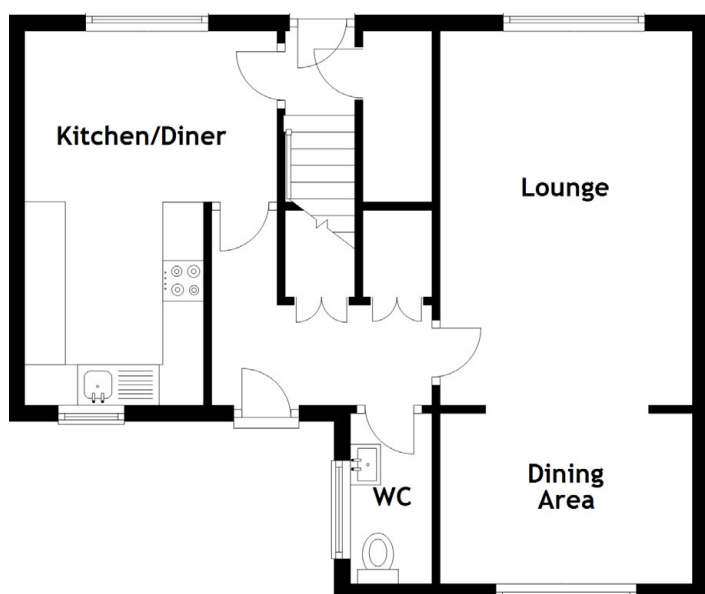
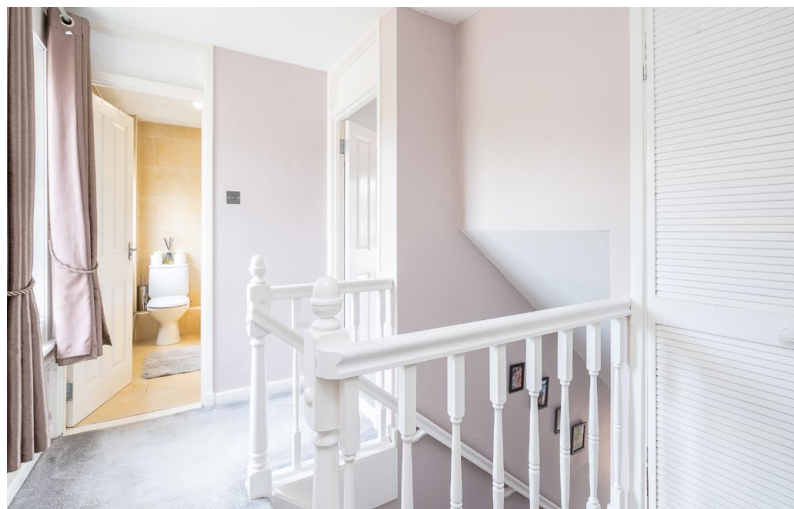




bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	4.60m (15'1") x 3.10m (10'2")
Kitchen/Diner	4.60m (15'1") x 3.10m (10'2")
Dining Area	3.10m (10'2") x 2.10m (6'11")
WC	2.10m (6'11") x 0.85m (2'9")
Bedroom 1	3.49m (11'5") x 3.10m (10'2")
Bedroom 2	3.20m (10'6") x 3.10m (10'2")

Bedroom 3	4.20m (13'9") x 3.00m (9'10")
Bathroom	2.20m (7'2") x 1.50m (4'11")

Gross internal floor area (m²): 95m²

EPC Rating: C



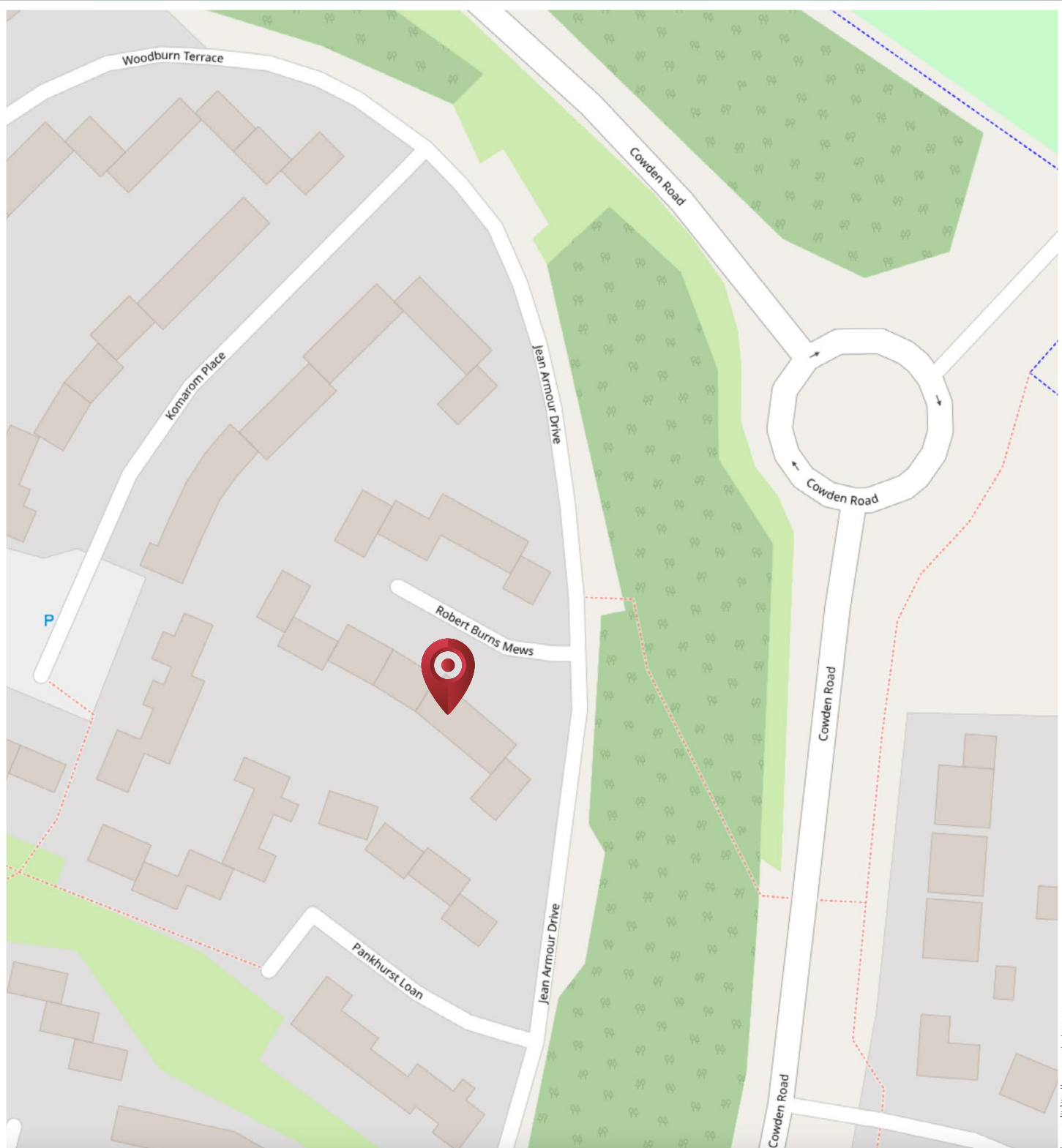


Dalkeith is a thriving town in the county of Midlothian perhaps some eight miles from Edinburgh's city centre. It is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the east through Dalkeith, Eskbank and Bonnyrigg to Loanhead, Roslin 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.

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.



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