

20 Maxton Court

DALKEITH, EH22 1BL



Spacious ground-floor garden flat that is presented to the market in excellent condition



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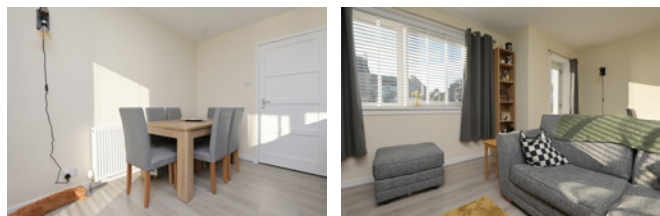


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McEwan Fraser is delighted to present this spacious ground-floor garden flat that is presented to the market in excellent condition. The property is well positioned close to the Dalkeith High Street and it has fantastic potential as a first-time buy or sound buy-to-let investment. Internally, the property boasts two generous bedrooms, a bathroom, a living room, a separate kitchen, and a central hallway with integrated storage.

THE LIVING ROOM



Accommodation is focused on a bright and spacious living room that boasts contemporary décor and laminate flooring. The proportions on offer give plenty of space for a large suite and a dining table. The new owner will have plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



The separate kitchen has a generous range of base and wall-mounted units that are set against a tiled splashback and offer plenty of prep and storage space. A gas hob and an electric oven are integrated.





Bedroom one is a large well-presented double with a carpeted floor and an integrated wardrobe. There is a huge amount of floorspace for a full range of freestanding bedroom furniture. Bedroom two is a further well-proportioned double with two integrated wardrobes, carpeted floors, and ample space for a full suite of furniture.

Accommodation is completed by a fully tiled bathroom with a three-piece white suite and a mains shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

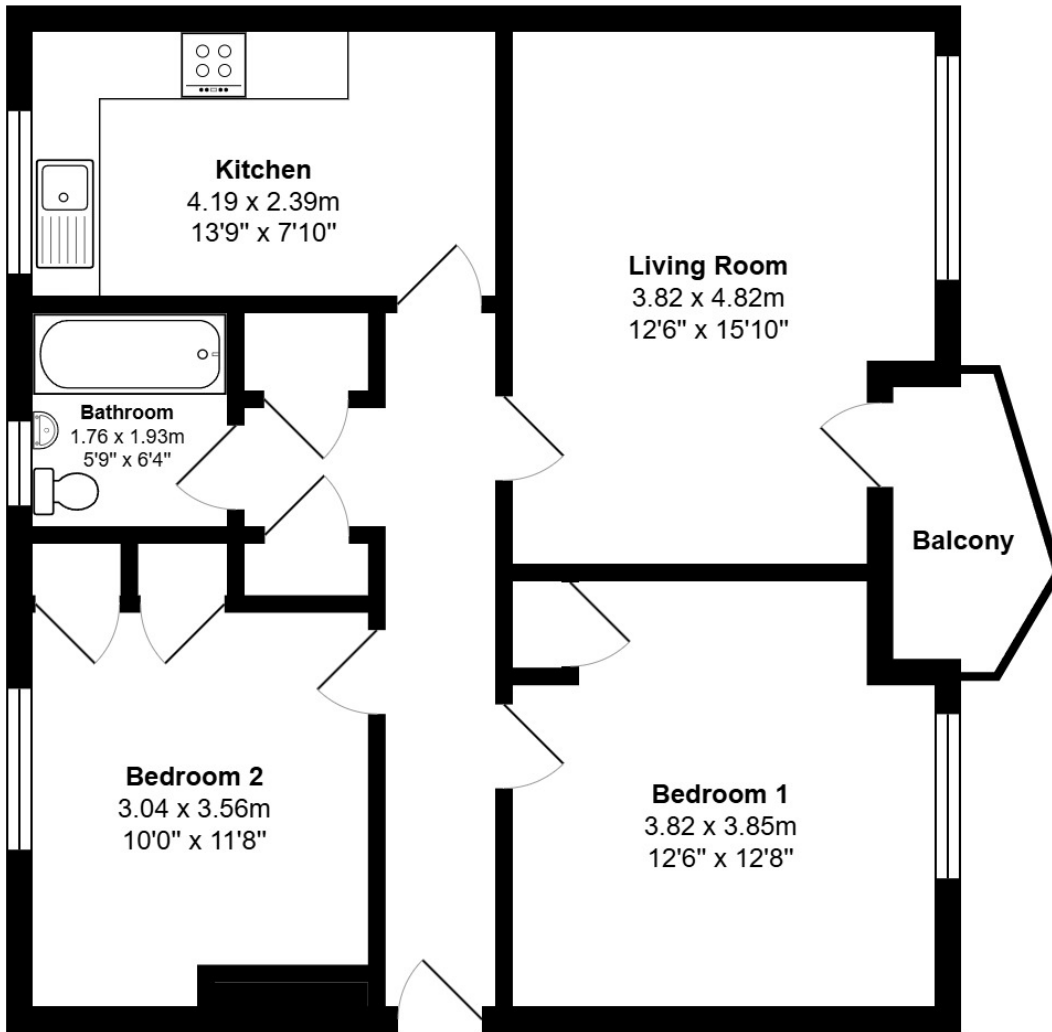


Externally, the property has a communal rear garden and a private front garden which is accessed directly from the living room.

EXTERNALS

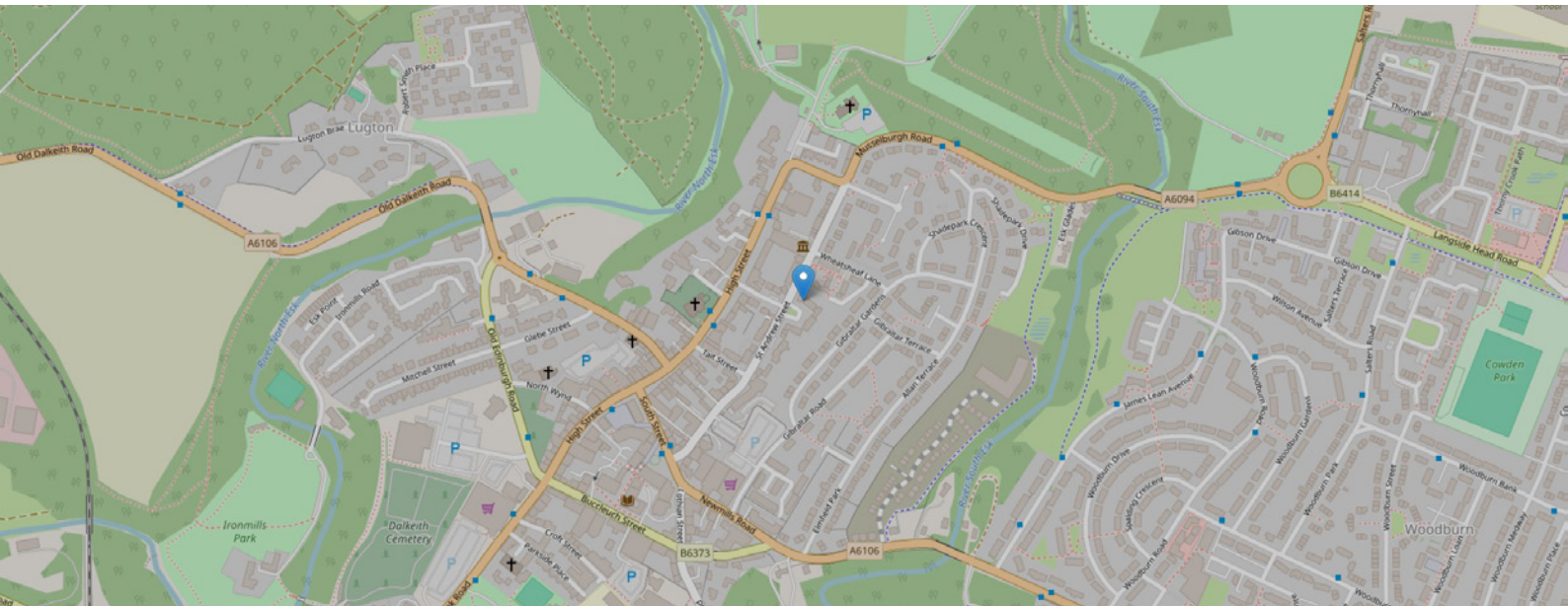


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 70m² | EPC Rating: C



THE LOCATION

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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