

32 Waverley Terrace

DALKEITH, MIDLOTHIAN, EH22 5SJ



*Two-bedroom mid-terrace with great potential
in Dalkeith – ideal first home or investment*



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McEwan Fraser Legal is delighted to present this two-bedroom mid-terrace property on Waverley Terrace, Dalkeith. The property represents the perfect first home or investment opportunity, offering a fantastic blank canvas to put your own stamp on. While some upgrading is required, the home provides excellent potential throughout.

THE LIVING ROOM



On entering the property, you are welcomed into a hallway with the living room to your left. This generous dual-aspect room is filled with natural light and offers plenty of space for both lounge and dining furniture. To the rear, the kitchen provides access to the enclosed rear garden.

THE KITCHEN





Upstairs, the property boasts two well-proportioned double bedrooms, each benefiting from built-in storage. The principal bedroom also provides access to a useful floored attic, ideal for storage or potential further use. A three-piece shower room with a walk-in shower completes the accommodation.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



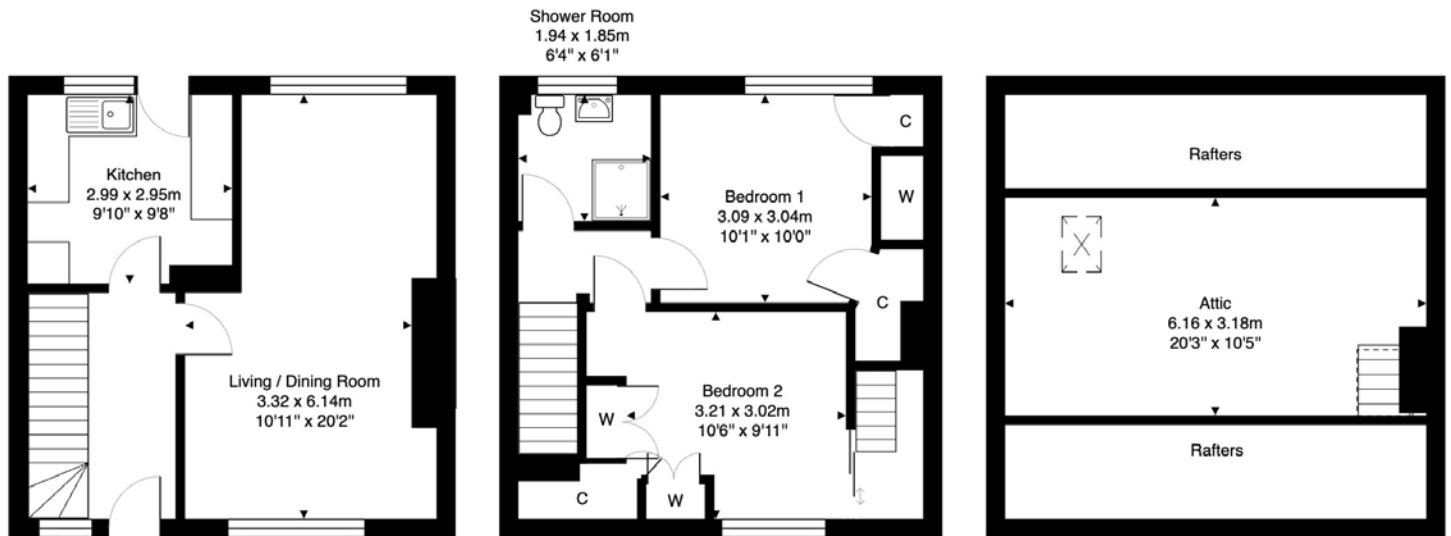
Externally, the home benefits from low-maintenance paved gardens to both the front and rear, offering private outdoor space with minimal upkeep required.

This property is sure to appeal to a range of buyers, and early viewing is highly recommended.

EXTERNALS & ATTIC SPACE

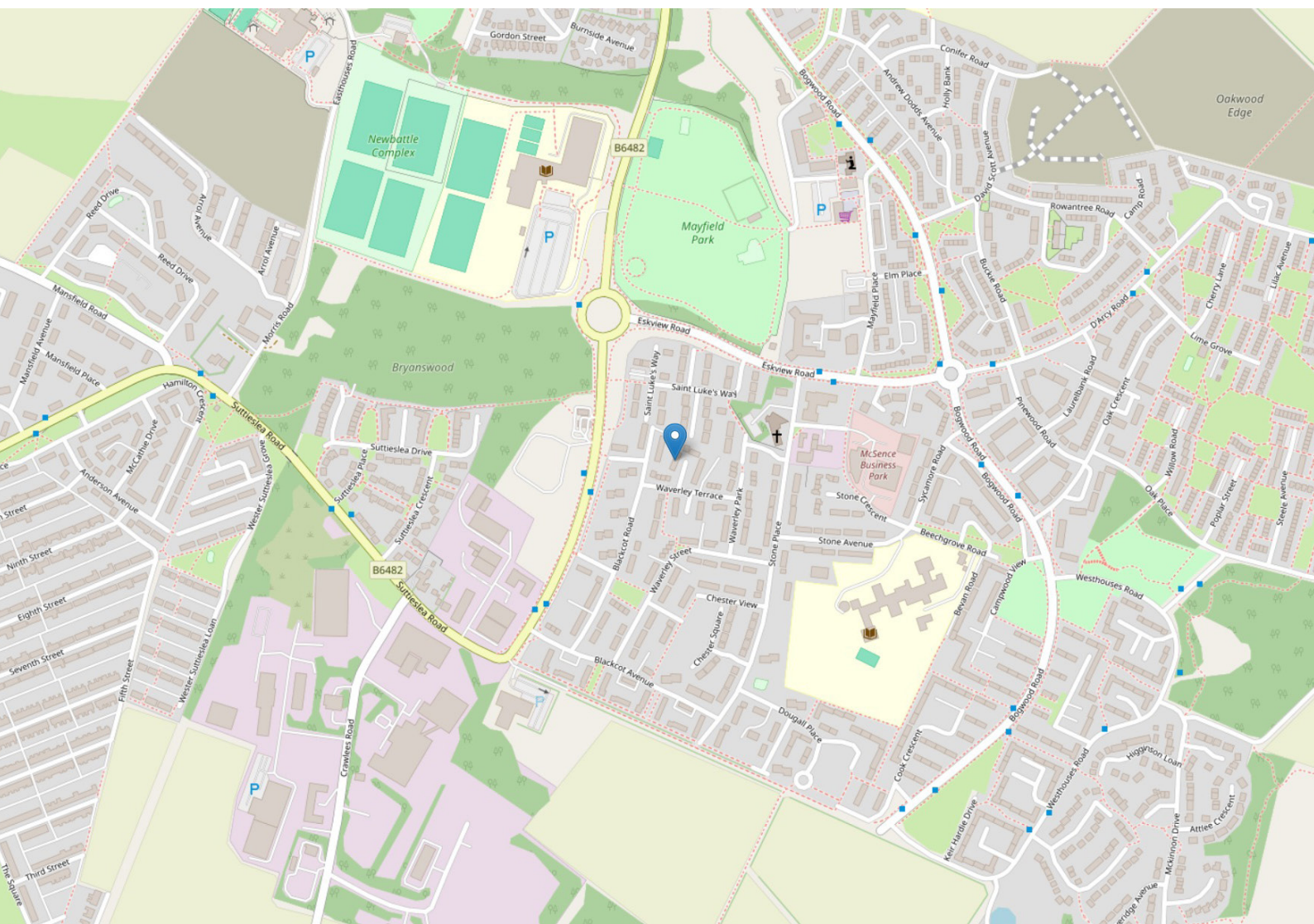


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 74m² | EPC Rating: D



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 who needs 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 service to Edinburgh's city centre, and the trip can often take less than twenty minutes except at peak times.



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Exchange
Available



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