



107a, High Street, Dalkeith, Midlothian, EH22 1AX

www.mcdougallmcqueen.co.uk



Absolutely stunning beautifully bright and spacious first floor flat. McDougall McQueen are delighted to present to the market this rarely available incredibly spacious three-bedroom first floor flat situated directly on the High Street in the bustling Midlothian town of Dalkeith. The property is in the midst all local amenities providing all the huge benefits High Street living has to offer. The accommodation is substantial, retains many original features, and has been completely transformed after complete refurbishment by its current owners. There is a communal courtyard and off-street parking accessed directly from the High Street through a vennel. This is an opportunity that should not be missed, ideal for first time buyers, families, and professional couples. Given this properties location and outstanding condition we are sure that this property will prove to be extremely popular, and we would recommend viewing at your earliest convenience.

- Secure communal entrance with store cupboard on the ground floor
- Reception hallway with ample storage
- Spacious living room with twin bay style windows to the front, two open Edinburgh press style store cupboards, ornate fireplace, ceiling rose and cornice
- Gorgeous dining kitchen with a superb range of units and a composite sink, integrated appliances including a five-ring touch control ceramic hob with glass splash back, modern extractor, oven, fridge, freezer, dishwasher, and washer dryer
- Cloak room with wc and sink with built-in vanity unit and storage
- Bedroom one with window to the front and two open Edinburgh press store cupboards
- Bedroom two with window to the front
- Bedroom three with window to the front
- Lovely family shower room with large walk-in shower with drying area, wc, sink, vanity unit, and traditional style towel radiator
- New gas central heating system, sash and case windows and secondary glazing
- Communal garden courtyard and off-street parking



Location

The property is in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned, being in the town centre, to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, and the usual range of banks, building societies and post office. Leisure wise the choice is excellent and includes several bars, restaurants, and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park is close by, and the surrounding countryside will undoubtedly afford hours of pleasure. Schooling is well catered for from nursery to senior level. An efficient public transport network operates throughout Dalkeith and further afield and the city by-pass provides easy access to the surrounding areas of Edinburgh and other motorway networks.

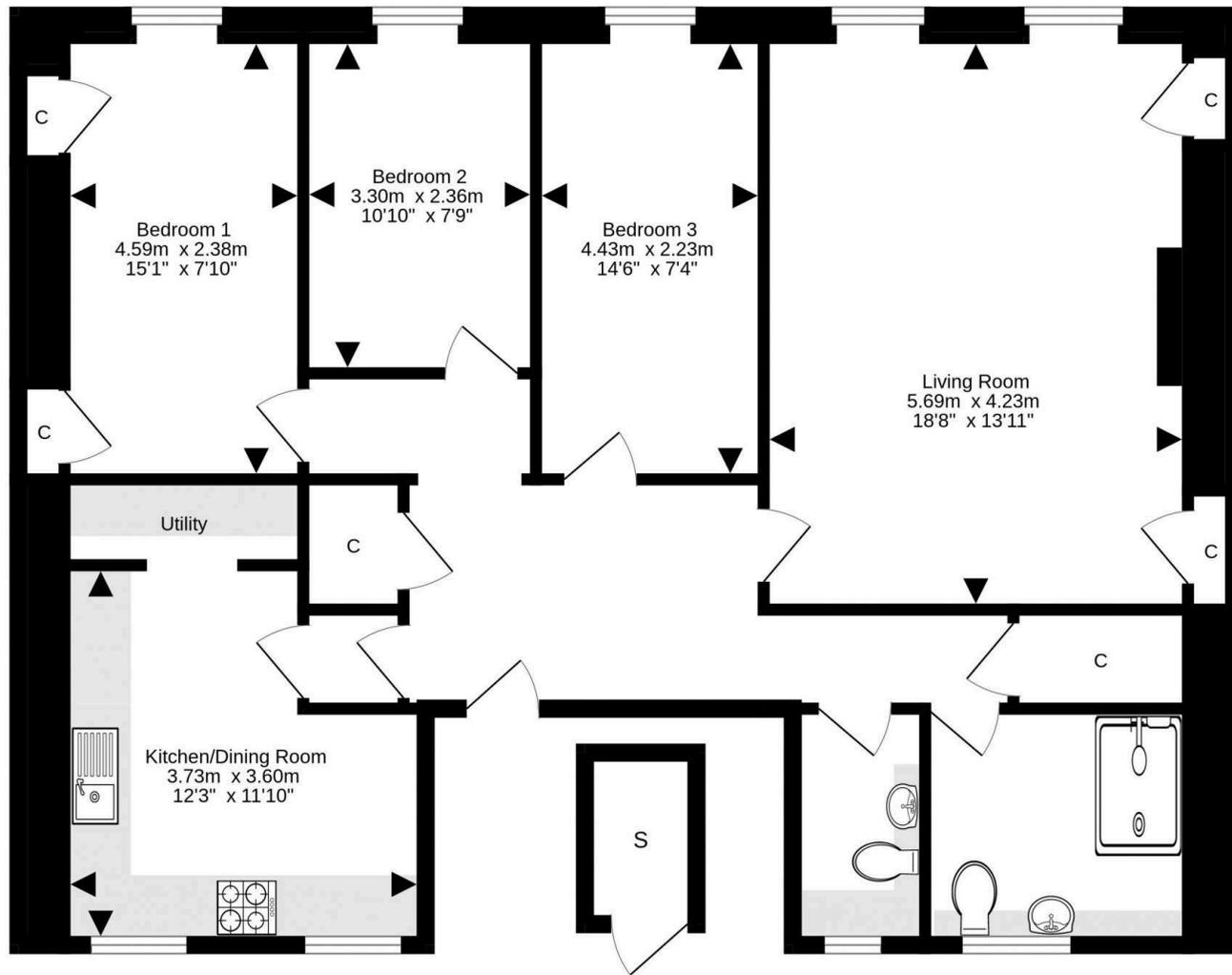
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. Other items may be available by negotiation. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk

www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

espc

Mc
McQueen