

**12E Buccleuch Street
Dalkeith, EH22 1HA**

OFFERS OVER £140,000



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- Large 1990's 2nd floor flat right in the centre of Dalkeith
- Ideal for first time buyers or investors
- Living room and separate kitchen/breakfast room with appliances
- Spacious master bedroom having en suite shower room
- Bathroom and 2nd double bedroom (also with fitted wardrobes)
- Electric heating and uPVC double glazing
- Private allocated parking bay in residents car parking and shared communal garden to the rear
- Entry system
- EPC C

Description

Being right in the very heart of Dalkeith, this 2-bedroomed flat is quite literally yards away from shops, social amenities and bus routes. It is positioned on the second floor (not top) of a solidly built and individually designed 1990's block with a secure entrance system. This spacious property is perfect for the first time buyer and/or an investor. The well-designed layout (65sqm) includes a welcoming and larger than average entrance hallway which provides two separate storage cupboards. The spacious living room is bright having a wide window formation and also to the front, is a well-fitted kitchen/breakfast room with ample storage and surface space for cooking. The main bedroom enjoys the luxury of an en-suite shower room with a wide shower enclosure and wash hand basin. There is a second double bedroom (also with fitted wardrobe) and an extensively tiled bathroom in good condition with a bath, wash hand basin and toilet.





Double Glazing & Heating

There are replacement uPVC double glazed replacement windows by CR Smith and electric heaters.

Gardens & Parking

A communal garden is located to the rear of the development and the property has its own allocated parking bay in the residents-only car park.

Location

The property is centrally located in this historic town and quite literally a 5-minute walk away from Dalkeith Country Park. Dalkeith is situated on the A68 approximately 8 miles from Edinburgh's City Centre and has evolved into a popular choice for commuters having very ready access to the City Bypass and other major road networks. Excellent bus services operate and there is now a rail station with connections into central Edinburgh. Dalkeith has a thriving centre with numerous amenities including two large supermarkets and is well placed for country pursuits with several golf courses nearby.

Management Agent

The building is managed by Messrs. James Gibb and monthly costs for 2022 are approximately £41.

Valuation

The property has been valued by surveyors at £150,000 and the Home Report is available from the ESPC web site.



Council Tax and EPC

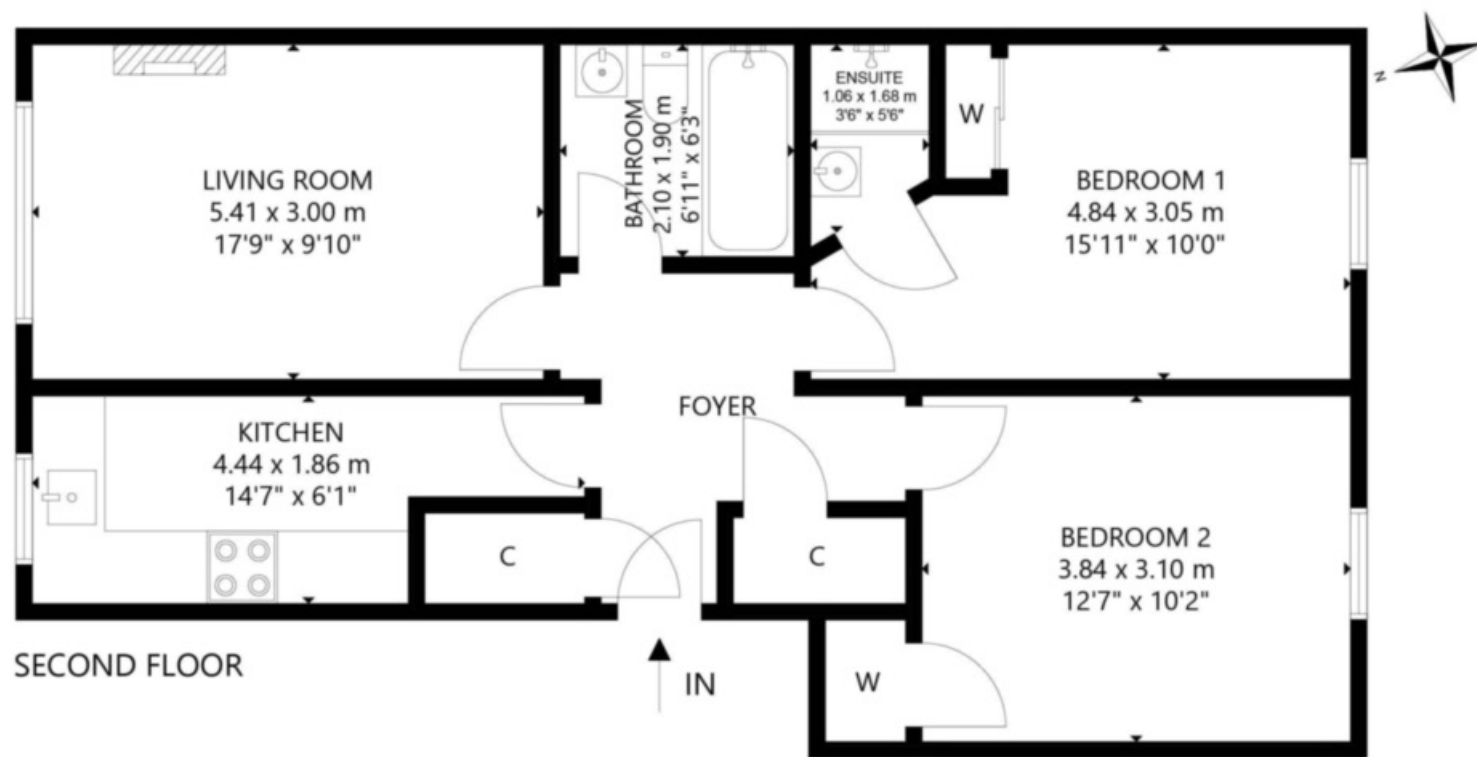
The property lies in Council Tax band D and has a C rated Energy Performance certificate.

Extras

The sale price includes the washing machine, oven, all fitted carpets, curtains and blinds.

Viewing

By appointment telephone Agents on 0131 229 3399 (0759 58 20611 out with office hours)



12E BUCCLEUCH STREET, DALKEITH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 700 SQ FT / 65 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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