



**42 Allan Terrace, Dalkeith, Midlothian, EH22 1EW**

Beautifully Presented, Two-Bedroom, Ground-Floor Villa with Gardens & Driveway

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# Property Description

Beautifully presented, two-bedroom, ground-floor villa with gardens and a driveway. Located in an established residential area of Dalkeith, Midlothian.

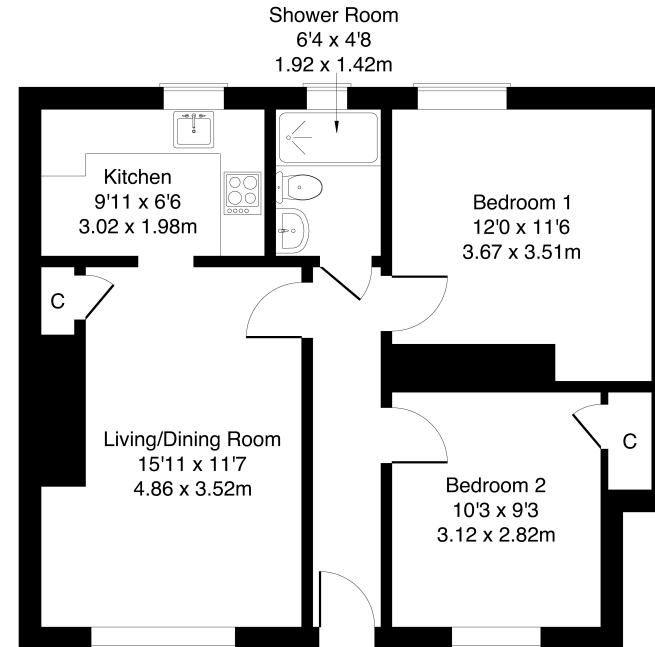
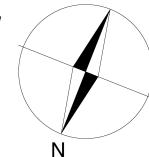
Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a shower room.

Finished to an exemplary standard, with stylish contemporary decor, lighting and quality flooring. In addition, there is a modern fitted kitchen and bathroom, gas central heating and double glazing.

Externally, there is a lawn and driveway to the front, whilst a generous terraced rear garden includes a lawn, patios and a large store shed.

The spacious living and dining room is a standout feature, offering ample space for both relaxation and entertaining. Finished with attractive solid oak flooring and modern spot lighting, the room also benefits from a built-in storage cupboard and a large window that floods the space with natural light, creating a bright and inviting atmosphere throughout the day. Positioned just off the living area, the contemporary fitted kitchen is thoughtfully designed and well-equipped. It features wood-effect flooring, underfloor heating, stone-effect worktops, a wood-effect tiled splashback and sleek spot lighting. The kitchen includes a sink with a drainer and integrated appliances, including an oven and a gas hob with a canopy extractor above, making it both functional and stylish.

Bedroom one is a well-proportioned double room, finished with solid oak flooring and a central light fitting, offering a comfortable and versatile space with plenty of room for bedroom furniture. Bedroom two is also generously sized and benefits from matching solid oak flooring along with a built-in storage cupboard, making it ideal as a second bedroom, guest room or home office. Completing the property is the modern fitted shower room, which is finished to a high standard and comprises tiled flooring, spot lighting, a tiled splashback surround, a granite stone countertop, a contemporary rainfall showerhead and a column ladder-style radiator, adding both style and practicality.



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Eskbank and Dalkeith, located in Midlothian around eight miles from Edinburgh city centre, boast a wide range of local amenities, including Lidl and Morrison's supermarkets. The area is ideally positioned with quick access to the city bypass, offering excellent commuter links to Edinburgh, nearby towns, and major retail destinations. Straiton Retail Park is close

and features a Sainsbury's, M&S Food, Boots, various high-street retailers, and one of only two IKEA stores in Scotland. Families benefit from quality local schooling at both primary and secondary levels, while frequent public transport services ensure easy travel to and from Edinburgh and the surrounding areas.





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