



**34 Bruce Gardens, Dalkeith, Midlothian, EH22 2LD**

Tastefully Presented, Two-Bedroom, First-Floor Flat

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# Property Description

Tastefully presented, two-bedroom, first-floor flat, forming part of an established residential development. Located close to the town centre, in the popular town of Dalkeith, Midlothian.

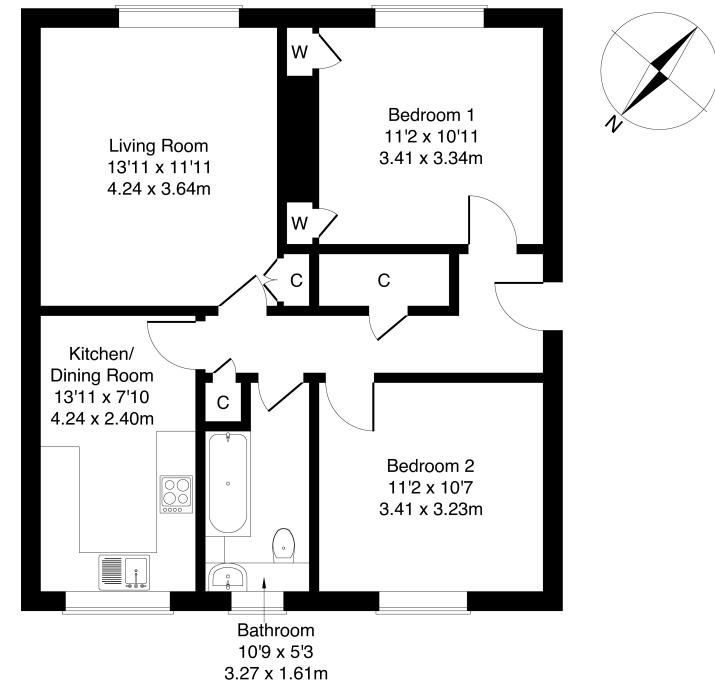
Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms, and a bathroom.

Highlights include a fitted kitchen with appliances, a fitted modern bathroom, and HIVE central heating. There is also double glazing and superb storage, including two allocated stores in the communal stairway, plus access to a shared drying room.

With superb transport links, the development also provides green spaces and ample residential parking.

Tastefully presented, two-bedroom, first-floor flat, forming part of an established residential development. Located close to the town centre, in the popular town of Dalkeith, Midlothian. The property benefits from excellent built-in storage throughout, with a spotlit entrance hall providing access to all rooms. Additional storage cupboards are conveniently positioned within the hallway, enhancing the practicality of the home. Positioned to the rear of the property, the living room is a comfortable and well-proportioned space featuring soft carpeted flooring, a central light fitting and a built-in storage cupboard. The room offers ample space for both lounge and entertainment furniture, creating a welcoming environment ideal for relaxing or hosting guests. Adjacent to the living room, the fitted kitchen and dining area is finished with wood-effect flooring and complemented by stone-effect worktops and a tile-effect splashback surround. The kitchen is well equipped with a sink and drainer, fridge freezer, chest fridge and freezer, tumble dryer, washing machine, integrated oven and gas hob, while also offering space for a dining table.

Set to the front of the property, bedroom one is a generously sized double room featuring carpeted flooring, a built-in wardrobe, a built-in storage cupboard providing excellent storage, and a wall-mounted TV point. The room enjoys plenty of natural light and offers ample space for additional bedroom furniture. The second bedroom is also carpeted and well proportioned, making it suitable for use as a guest room, home office or additional bedroom. Completing the accommodation, the fitted three-piece bathroom includes laminate flooring, a central light fitting, tiled splashback surround throughout and a ladder-style radiator.



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 by

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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