



69 Waterfall Walk, Dalkeith, Midlothian, EH22 2LF

Spacious Three Bedroom, Mid-Terrace Home.

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Property Description

Spacious three-bedroom, mid-terrace home in need of refurbishment, with private gardens. Set in a quiet, leafy residential area, located in popular Dalkeith, to the southeast of Edinburgh.

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

Features include gas central heating, uPVC double glazing, TV and telephone points, and good integrated storage, including a partially floored attic.

Externally the property benefits from a paved private rear garden, and a small front garden; with ample residents' and visitors' parking bays nearby.

The reception hall gives access to the living room and stairway, and features carpeted flooring throughout. Set to the front, the living room features a large window affording natural light, a central light fitting and carpeted flooring. To the rear, the kitchen includes traditional fitted units, a stone effect worktop, a sink with drainer and a gas cooker.

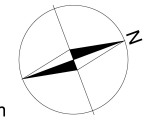
Upstairs, two similarly finished double bedrooms are set to opposite aspects with carpeted flooring, built-in wardrobes and central light fittings. Set to the front, bedroom three features carpeted flooring and a central light fitting. Completing the accommodation, the family bathroom is fitted with a three-piece suite, tiled splash walls and vinyl flooring.

A 360 Virtual Tour is available online.

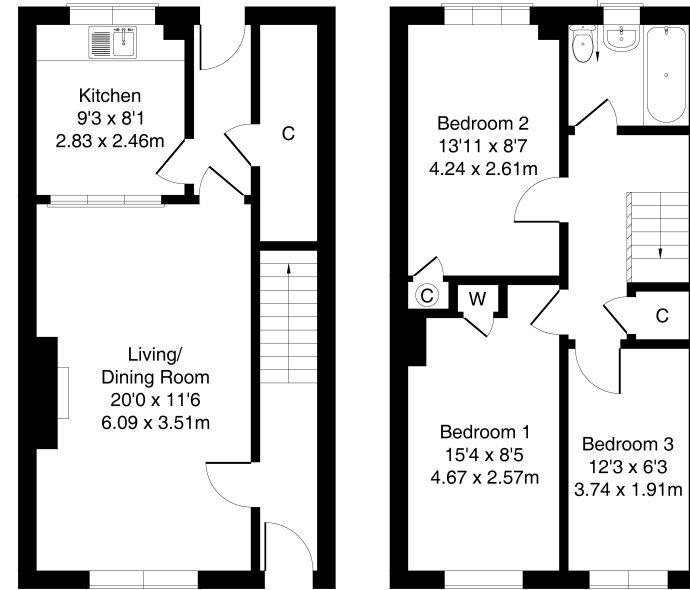


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Approximate Gross Internal Area: (915 sq ft - 85 sq m.)



Bathroom
6'2 x 5'6
1.89 x 1.68m



Ground Floor

First Floor

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

Area Description

Dalkeith is situated in Midlothian, some eight miles from Edinburgh city centre, and offer excellent local amenities throughout, including Morrison's and Lidl supermarkets. Conveniently located, the city bypass can be reached in a few minutes, providing excellent commuter links to central Edinburgh, the surrounding areas, and to some of Edinburgh's largest retail parks.

Straiton Retail Park provides a Sainsbury's supermarket, Boots, an M&S food store and other high-street names along with one of Scotland's two IKEA stores. With good local schooling available from primary to secondary level, the area benefits from a regular public transport service operating to and from Edinburgh and beyond.





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