



70 Gibraltar Gardens

Dalkeith, EH22 1EJ



Well Positioned Upper floor apartment close to town centre.

Entrance Hallway, Lounge, Kitchen, Two Bedrooms, Bathroom and Garden.



70 Gibraltar Gardens is a well-positioned upper floor property in a block of four located within close distance to the town centre. Offering good sized accommodation this would be ideal for a first time buyer or as an investment purchase. The property offers two spacious bedrooms and would now benefit from general upgrading and modernising allowing the purchaser to add their own personal touch. 70 Gibraltar Gardens benefits from a private garden area to the side and rear as well as communal drying area and also has ample street parking in the surrounding area.

LOCATION

Dalkeith is a thriving town situated in Midlothian approximately eight miles from Edinburgh city centre. The town offers a large range of shops and local amenities including primary and secondary schools. Benefitting from regular public transport including rail, bus service and cycle pathway, the town is very well placed within an easy commute from Edinburgh. Dalkeith has access to a variety of recreational activities including golf clubs, leisure centres and many parks including the popular and well known Dalkeith Country Park with a full range of activities on offer. The beautiful coastline at East Lothian is nearby which offers lovely beaches and coastal Towns.

KEY FEATURES

- Close to local shops and amenities
- Private garden area to side and rear
- Ideal for first time buyer or investment opportunity
- Scope for modernisation

ACCOMMODATION SUMMARY

Entrance Hallway, Lounge, Kitchen, Two Bedrooms, Bathroom and Garden.

ACCOMMODATION

The lounge is light and spacious with room for ample furnishings and boasts a large double window overlooking the front of the property. Currently fitted with a central gas fire, the lounge provides a great space for relaxing with direct access to the kitchen. Overlooking the rear garden, the kitchen is currently fitted with a good range of units but with obvious scope for modernisation allowing a buyer to adapt to personal taste. The master bedroom is a large double room benefitting from built in storage still with room for further furnishings if required whilst the second bedroom, also complete with built in storage, overlooks the rear. The bathroom comprises of a white three piece suite including shower cubicle and is finished with fully tiled walls.

MEASUREMENTS

Lounge	4.82m x 3.52m
Kitchen	3.05m x 1.98m
Bedroom One	4.04m x 3.13m
Bedroom Two	3.50m x 2.56m
Bathroom	1.98m x 1.43m

EXTERNAL

To the side of the property there is a private garden comprising of a small grass area and neat flower beds. At the rear of the property there is a communal drying area as well as further private garden area beyond where there is currently a garden shed.

SERVICES

Mains electricity, water, drainage and gas. Double glazing. Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Rating D.

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.