

18 MINERS WALK
DALKEITH, MIDLOTHIAN, EH22 2AL

CURRAN & CO
PROPERTY



18 MINERS WALK

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OFFERS OVER £225,000



'18 Miners Walk is an immaculately presented, family sized end-terrace house offering buyers accommodation of move-in condition throughout, situated with an established modern development'

- Entrance Vestibule & WC/Cloakroom
- Living Room
- Dining Kitchen
- Three Bedrooms
- Bathroom & En-suite Shower Room
- Gas Central Heating & Double Glazing
- South-facing Rear Garden
- Two Allocated Parking Spaces



Description

Situated on a quiet residential street within an established modern development, 18 Miners Walk is an immaculately presented, family sized end-terrace house offering buyers accommodation of move-in condition throughout. This superb house boasts a manicured rear garden and two allocated parking spaces.

The accommodation comprises: entrance vestibule with WC/Cloakroom off, with built in storage; living room with under-stair storage cupboard off; modern, well-equipped dining kitchen with patio doors opening to the rear garden, integrated Neff oven, gas hob and extractor hood; carpeted stair to upper landing with access to the floored attic space via a Ramsay loft ladder; master bedroom with built-in mirrored wardrobes and contemporary en-suite shower room; double bedroom 2 with built-in mirrored wardrobes; bedroom 3 and family bathroom with shower over bath.

Further features of this property include gas central heating with combi boiler and hive system,

double glazing, and security alarm system.

Externally the property benefits from a front garden with gated path, gravel and lawn areas and a beautifully landscaped south-facing rear garden with paved patio and decking areas, low-maintenance artificial grass, garden shed and secure gate leading to the 2 allocated parking spaces.

Extras to be included in the sale are all carpets and floor coverings, blinds, and integrated kitchen appliances.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band D.

Location

Located within easy commuting distance from Edinburgh's city centre, the thriving town of Dalkeith is a popular choice for families and young

professionals alike. The local area boasts a wealth of amenities including banks, post office services, local shops and two supermarkets. The area lends itself to outdoor pursuits with Dalkeith Country Park, beautiful countryside and a choice of golf courses close at hand. Dalkeith, Eskbank, Bonnyrigg and Loanhead provide a range of eateries including cafes, gastro pubs and restaurants. The Borders Railway line provides swift access to Edinburgh city centre via nearby Eskbank station, with an efficient bus network providing links to the city and surrounding areas. By car, the city bypass is easily accessed and provides access to Edinburgh International Airport and major motorway networks. Schooling is well represented locally with Woodburn Primary School, Dalkeith High School, and St. David's High School all within close proximity.

Viewing

Viewing is by appointment. Please contact our office to arrange.





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Ground Floor
Approximate Floor Area
431 sq. ft.
(40.0 sq. m.)

First Floor
Approximate Floor Area
431 sq. ft.
(40.0 sq. m.)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.