

6 MINERS WALK  
DALKEITH, MIDLOTHIAN, EH22 2AL

CURRAN & CO  
PROPERTY





## 6 MINERS WALK DALKEITH, MIDLOTHIAN, EH22 2AL

OFFERS OVER £160,000



'6 Miners Walk is an immaculately presented, bright and spacious two bedroom upper villa, set within an exclusive residential development'

- Exclusive Modern Development
- Living Room
- Dining Kitchen
- Two Double Bedrooms
- Bathroom & Ensuite Shower Room
- Gas Central Heating & Double Glazing
- Allocated Parking Space
- Move-in Condition



### Description

6 Miners Walk is an immaculately presented, bright and spacious two bedroom upper villa, set within an exclusive residential development.

Entered via a private external stair leading to the front door, with space for a small seating area, the accommodation comprises: entrance hall with sizeable storage cupboard and access to expansive attic storage space; living room; modern dining kitchen with both base and wall-mounted units, tiled splashback, integrated oven, stainless steel gas hob and extractor hood; carpeted master bedroom with fitted mirrored wardrobes and contemporary ensuite shower room with tiled floor, double-size shower cubicle and two wall-mounted mirrored storage units; double bedroom 2 with fitted mirrored wardrobe and family-sized bathroom with tiled floor and shower over bath.

Further benefits of this property include gas central heating (with a combi boiler installed in November 2020), double glazing, laminate wood-

effect flooring throughout the hall, dining kitchen and living room, and high-quality fixtures and fittings throughout.

There is one allocated parking space in the resident's carpark, with ample unrestricted parking available for visitors.

### Extras

Extras to be included in the sale are all carpets and floor coverings, blinds, and integrated kitchen appliances. Some items of furniture and free-standing kitchen appliances are available by separate negotiation.

### EPC Rating

The energy efficiency rating for this property is band C.

### Council Tax

This property is subject to Council tax band C.

### 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 us with your availability to arrange.









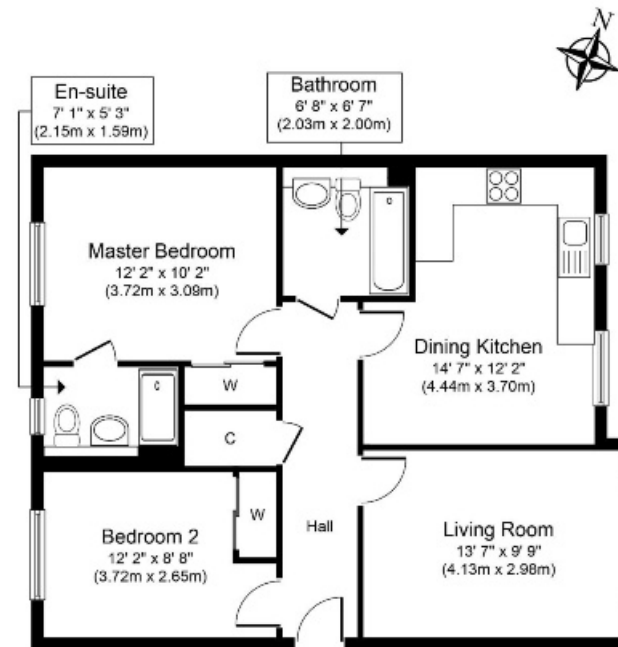
# CURRAN & CO PROPERTY

33 Roseburn Terrace  
Edinburgh  
EH12 5NQ

T 0131 259 9177

E [info@curranandcoproperty.co.uk](mailto:info@curranandcoproperty.co.uk)

W [www.curranandcoproperty.co.uk](http://www.curranandcoproperty.co.uk)



**First Floor**  
**Approximate Floor Area**  
**729 sq. ft.**  
**(67.8 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.