



**2D DUKE STREET**

Dalkeith,  
Midlothian  
EH22 1BG

Mid-Floor Flat

1 Bedroom

4-Piece Bathroom

Just Off the High  
Street

Secure Entry System

Freehold

**OFFERS OVER  
£140,000**

# DUKE STREET

A MODERN FLAT IDEALLY LOCATED NEXT TO THE SHOPS AND TRAVEL LINKS OF DALKEITH HIGH STREET, AND A SHORT WALK FROM THE HISTORIC BEAUTY OF DALKEITH PALACE



Contact -  
**David McGuire**

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# FEATURES

Bright, Open Living Area

with Decked Balcony

Fitted Kitchen

Integrated Appliances

Well-Sized Bedroom

With Wardrobe

4-Piece Bathroom

Storage Space

Double-Glazed Throughout

Secure Door Entry System



In brief, comprising of entrance hallway, living room/kitchen, bedroom, bathroom, and storage cupboard.

Completed with private balcony overlooking the courtyard.

Accessed through secure entrance door, and well-maintained communal area.



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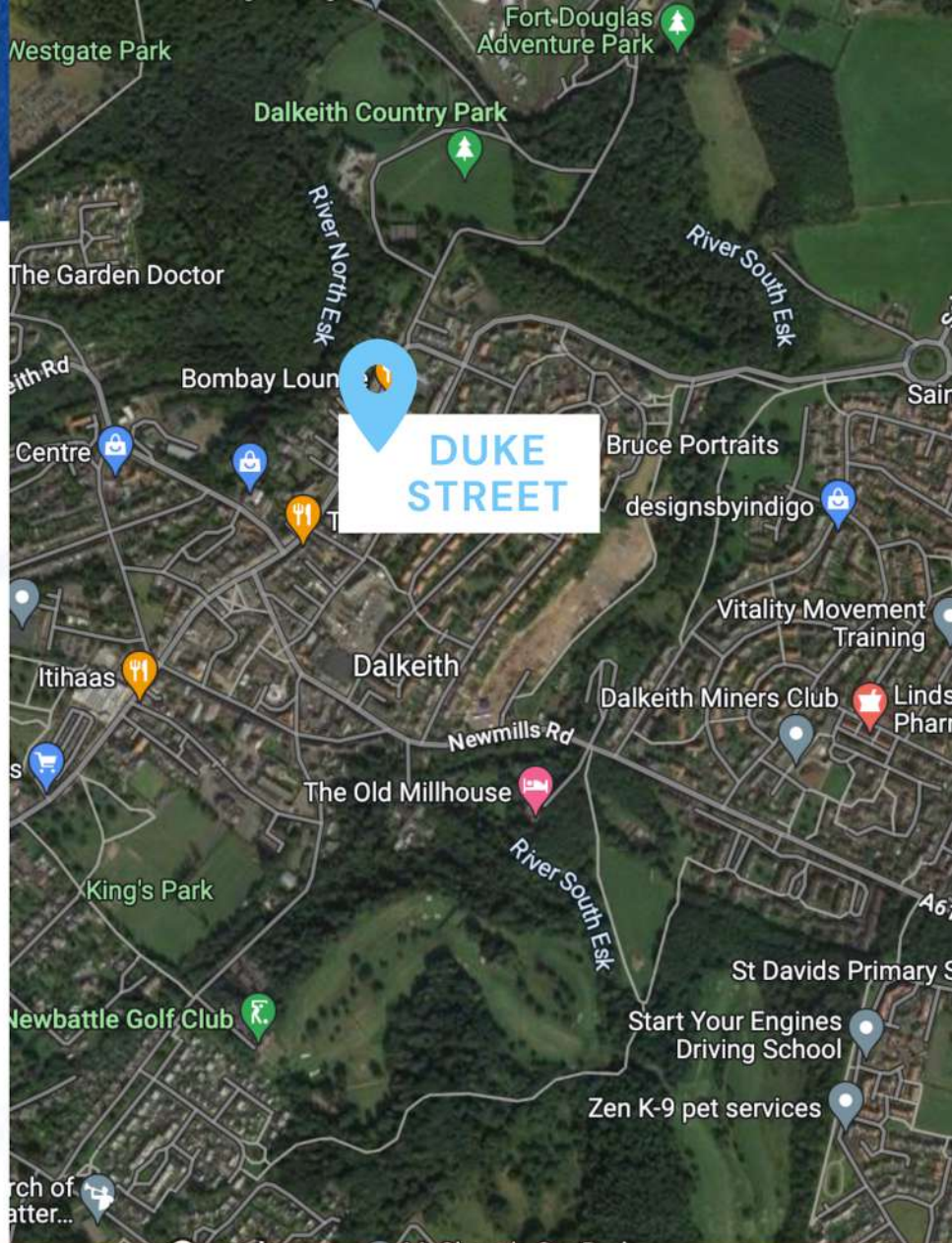


# LOCATION

Set within a quiet street just off Dalkeith's historic High Street, this flat is incredibly convenient, with transport links and local shops within a short walk.

Eskbank train station and bus stops offer travel links into Edinburgh City Centre, across the local area, and beyond.

For drivers, The Edinburgh City Bypass and A7 motorway are within a short drive.



Stunning Dalkeith Country Park and the North Esk and South Esk rivers are a short walk from the front door.

Along with a host of shops and amenities in Dalkeith itself, and nearby Fort Kinnaird Shopping Centre offering further choices.



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## ADDITIONAL INFORMATION

Home Report Value –  
£140,000

Approx. 495.14 Sq. Ft.  
46 Sq. M.

Council – Midlothian

Council Tax Band – B

If you would like to book a viewing or make an offer for this brilliant property, please get in touch with David McGuire on 07931 694 907, or via email at [david.mcguire@kwuk.com](mailto:david.mcguire@kwuk.com)

We look forward to hearing from you!



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