



31 Bowmans View  
DALKEITH | EH22 1EZ

  
**warners**  
solicitors & estate agents



## 31 Bowmans View

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Second floor flat forming part of a select McCarthy & Stone retirement complex, set within landscaped gardens, incorporating private residents' parking facilities. This appealing flat provides comfort and peace of mind including a 24 Careline system, a warden service (Monday – Friday 9am – 3pm), hand height power points, a lovely residents' lounge, laundry room, kitchen and guest room which can be rented at a very affordable rate. The bright living room with feature fireplace and fire has a pleasant outlook to the front and leads to the kitchen fitted with wood effect cabinetry and appliances. There are two generous double bedrooms, one with mirrored wardrobes, and the accommodation is completed by a bathroom with mains shower over bath and vanity sink. Electric heating has been installed and this is complemented by double glazing. The age criteria for purchasers is 60 years and over for a single purchaser and in the case of a couple, both must be 55 years or over.

- Living room/dining room
- Fitted kitchen
- 2 double bedrooms , one with fitted mirrored wardrobes
- Bathroom with mains shower over bath
- Electric heating and double glazing
- Lift access
- Entry phone security system
- 24 hour Careline
- Part time warden
- Residents' reception
- Residents' kitchen
- Laundry room
- Guest suite
- Communal gardens incorporating outside seating area
- Residents' parking

EPC Rating C

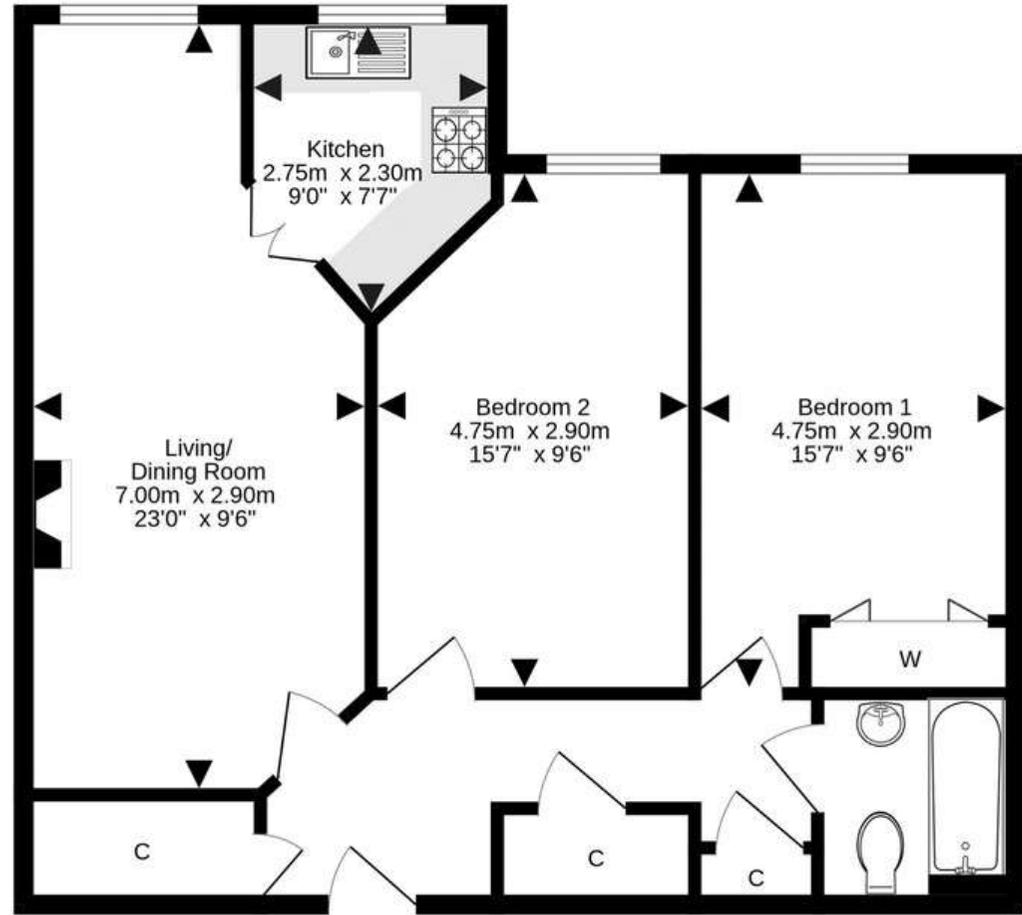
Extras include the integrated items: oven, fridge, freezer and electric hob.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand, including a 24 hour Tesco store, Starbucks and Greggs Drive Thru at Hardengreen, whilst further shopping is available in Dalkeith town centre or nearby Bonnyrigg. The immediate vicinity lends itself to restful country walks, including within Dalkeith Country Park, and there is a choice of golf courses. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus also easily accessible. An efficient public transport network is on hand, which operates to other areas such as Edinburgh City Centre and the Borders Railway link has a station at nearby Eskbank.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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**Bathroom**  
2.00m x 1.70m  
6'7" x 5'7"