

16F Thorny Crook Crescent

DALKEITH, MIDLOTHIAN, EH22 2RJ



*MODERN APARTMENT
IN EXCELLENT CONDITION*



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McEwan Fraser are delighted to present this spacious two bedroom top-floor apartment, well located within the popular Midlothian town of Dalkeith, making for an ideal first-time-buyer or buy-to-let opportunity.

Internally this accommodation is in excellent decorative order, while briefly consisting of an entrance hallway with a double cloak cupboard as well as a utility cupboard, a dual aspect, open plan lounge/ kitchen/diner which benefits from an integrated 4 gas hob/oven and extractor hood.

There are two double bedrooms, one of which has double built-in mirrored wardrobes and a three-piece, partially tiled bathroom with an over-head shower, heated towel rail and extractor fan.

The private attic space is accessed via the entrance hallway and allows for more than adequate additional storage space.



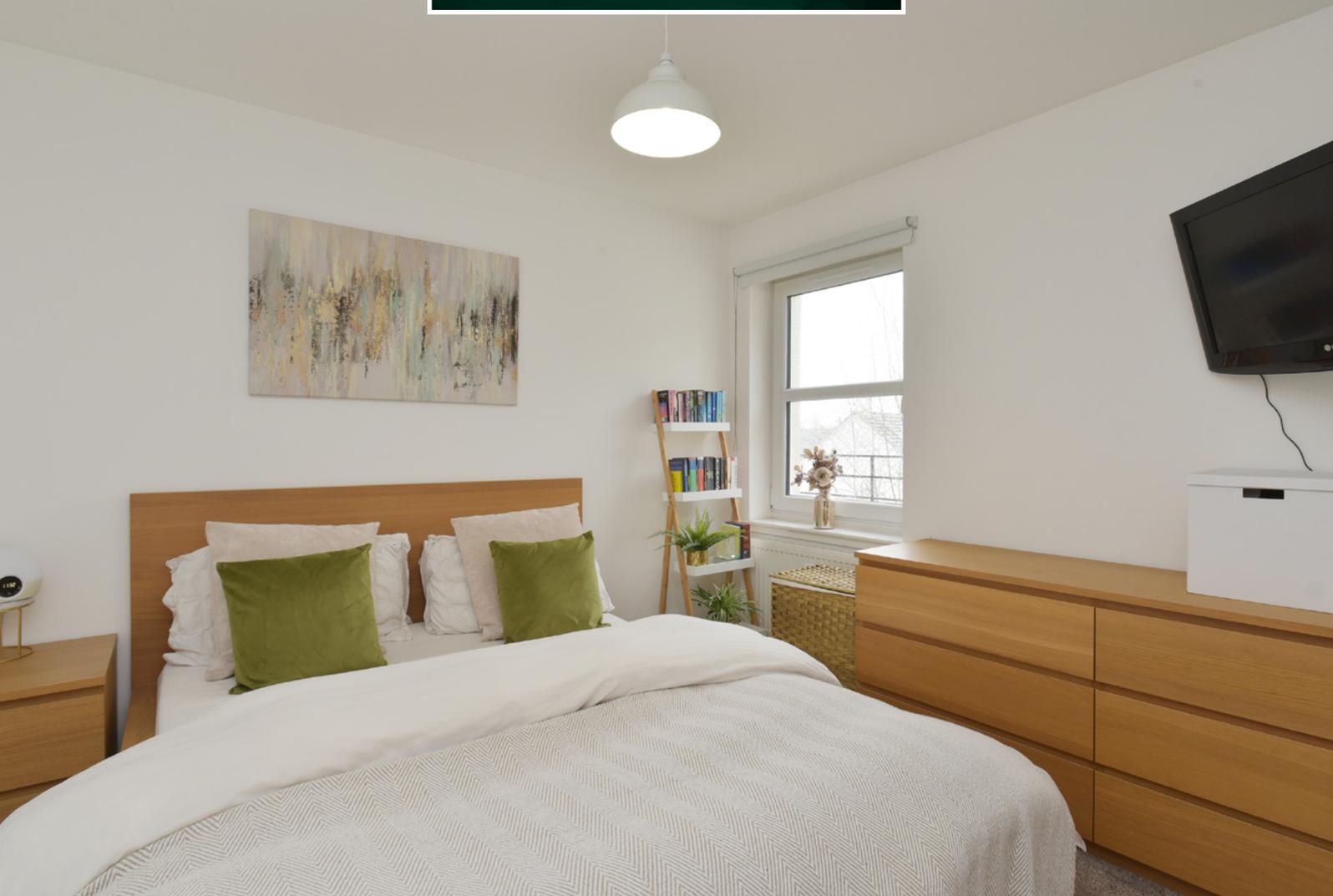








Bedroom 1

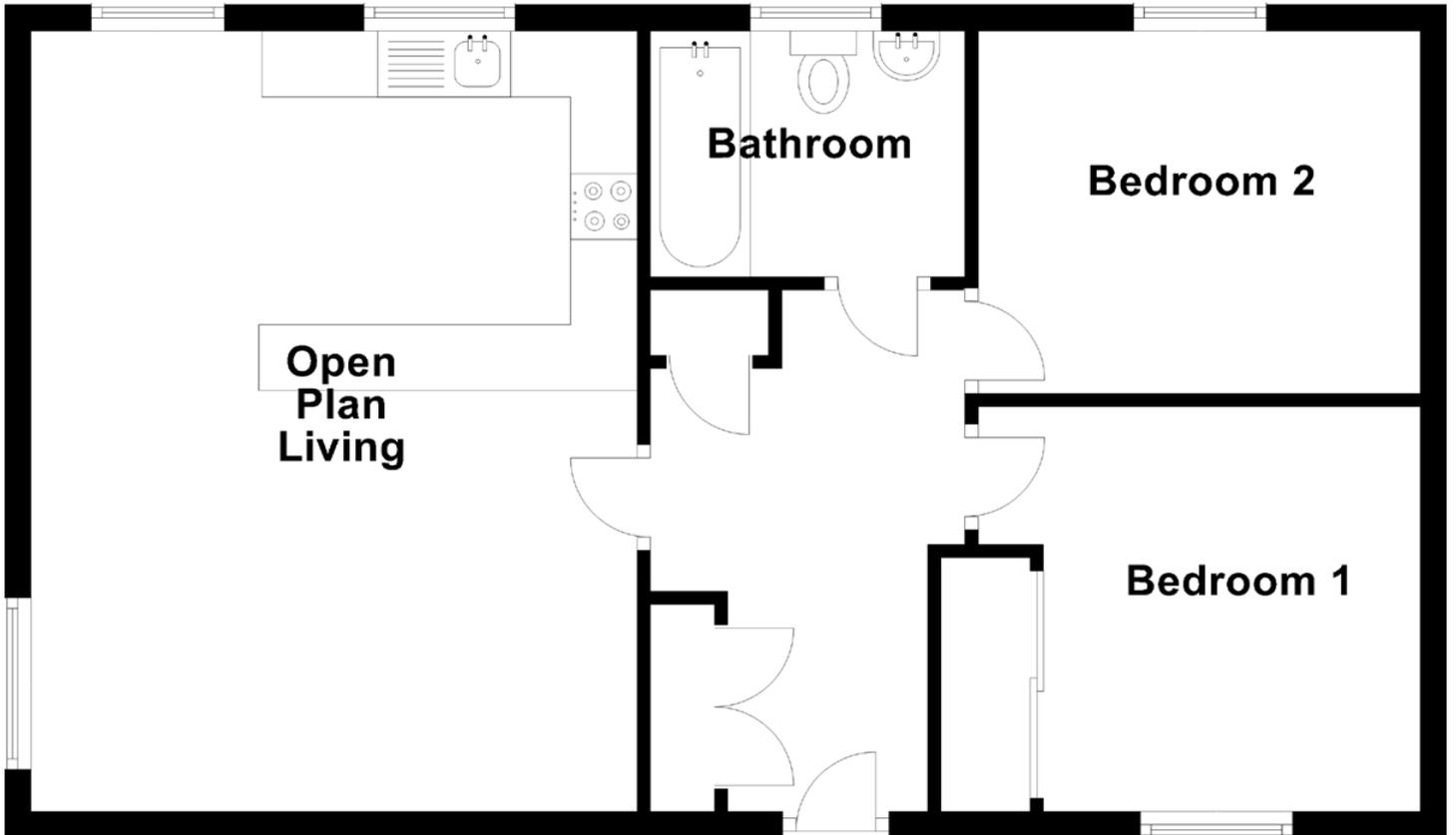




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Open Plan Living	5.92m (19'5") x 4.56m (15')
Bedroom 1	3.33m (10'11") x 3.07m (10'1")
Bedroom 2	3.33m (10'11") x 2.75m (9')
Bathroom	2.37m (7'9") x 2.05m (6'9")

Gross internal floor area (m²): 64m²

EPC Rating: B



This property also benefits from secure door entry system, gas central heating, full double glazing, communal garden grounds surrounding the property, with a bin store to the rear and off-street parking to accommodate for both residents and visitors alike.



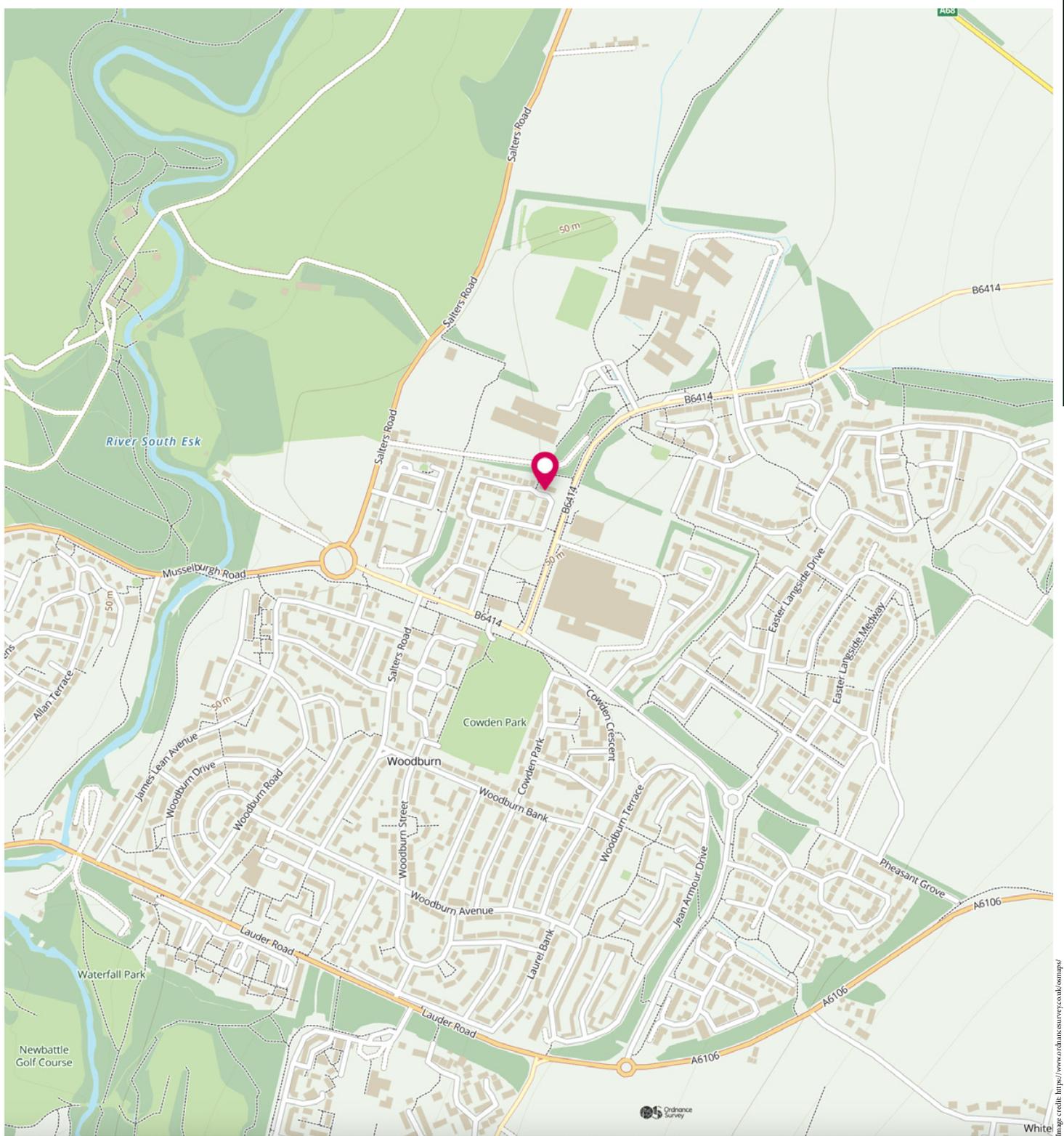


Dalkeith is a thriving town in the county of Midlothian some eight miles from Edinburgh's City Centre. It is surrounded by open countryside and forms part of the crescent of similar small towns. Dalkeith has an excellent shopping centre and people travel in from a wide radius to take advantage of its opportunities.

In recent years, the road network in the area has improved beyond all recognition. As a consequence, the City Bypass can be reached in a matter of a few minutes and thereafter, every major trunk route is within the easiest possible reach. Eskbank Station is just a 10-minute drive from the property giving access to the Borders Railway Line for venturing into the capital. There are regular and frequent bus services to Edinburgh's City Centre and the trip can often take less than twenty minutes except at peak times.

As well as local amenities/shopping facilities including Sainsbury's and a fitness centre, families can enjoy many leisurely activities, with Dalkeith Country Park, Kings Park, a soft play and trampoline centre all within close proximity.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



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