



**4B, 11 HIGH STREET**  
*Dalkeith, Midlothian EH22 1JB*







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**A charming 1-bedroom upper floor apartment, situated along the historical High Street of Dalkeith and within commuting distance to the City of Edinburgh.**

Lasswade 2 miles, Bonnyrigg 2 miles, Musselburgh 4 miles, Edinburgh City Centre 6 miles (all distances are approximate)

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#### SUMMARY OF ACCOMMODATION:

##### Ground Floor:

Communal Entrance and Communal Stair.

##### Third Floor:

Entrance Hall, Open Plan Sitting-Kitchen-Dining Room, Double Bedroom, Bathroom and Two Hall Cupboards.

##### Communal Garden:

A communal cobbled courtyard lies to the south side of the property.

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##### Situation:

Located on the high street of the historic town of Dalkeith, 4B 11 High Street offers a fantastic location to be within striking distance of independent retailers, restaurants, and cafés, as well as a range of supermarkets including a local Sainsbury's and Morrisons.

To the West, Straiton offers further retail opportunities, while Fort Kinnaird is a short drive North and benefits from additional shops and restaurants. Schooling can be found at Dalkeith High School and St David's Primary School, while Loretto School in Musselburgh offers a local private schooling option, with further private schooling available in Edinburgh. Dalkeith is a popular commuter town, with strong connections by road and rail, lying between the A68, A7 and close to the City Bypass, and a quick rail connection to Edinburgh via nearby Eskbank railway station.



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### Description:

A fantastic third floor apartment, situated within a period property featuring a handsome stone façade sitting under a slate roof. The apartment is accessed via a communal stair arriving to the front door that opens to a welcoming entrance hall which is bathed in natural light from the roof light above. A door opens to a fabulous open plan L-shaped sitting-kitchen-dining room which has views overlooking Dalkeith Palace. The sitting room features an open shelving unit and a window seat and leads into the kitchen. The kitchen has a range of wall and base mounted units with modern appliances including a Hotpoint oven with 4 ring gas hob, Hotpoint washing machine and larder cupboard.

The entrance hall gives access to a generous double bedroom which has an open shelving unit and views over the neighbouring church. Completing the accommodation is a bathroom with overhead drencher shower head, WC and wash hand basin alongside two hall cupboards.

A hatch within the ceiling of the entrance hall provides access to a large, floored loft space with extensive storage facilities.

### Communal Garden:

A communal cobbled courtyard lies to the south side of the property with access from the ground floor communal entrance hall, incorporating a painted timber arbour, benches and various pot plants, as well as a gate partitioned bin store.

### GENERAL REMARKS AND INFORMATION

#### Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

#### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH22 1JB.

#### Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price.

#### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

#### Services

Mains Water, Electricity and Drainage with Gas fired central heating.

#### Local Authority

Midlothian Council, 40-46 Buccleuch St, Dalkeith EH22 1DN





### Council Tax - Band B

### EPC Rating - Band C

### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

In addition, our social media platforms are [facebook.com - RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com - RettieandCo](https://twitter.com/RettieandCo); [Instagram](https://www.instagram.com/RettieandCo) and [LinkedIn](https://www.linkedin.com/company/RettieandCo).

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### Important Notice

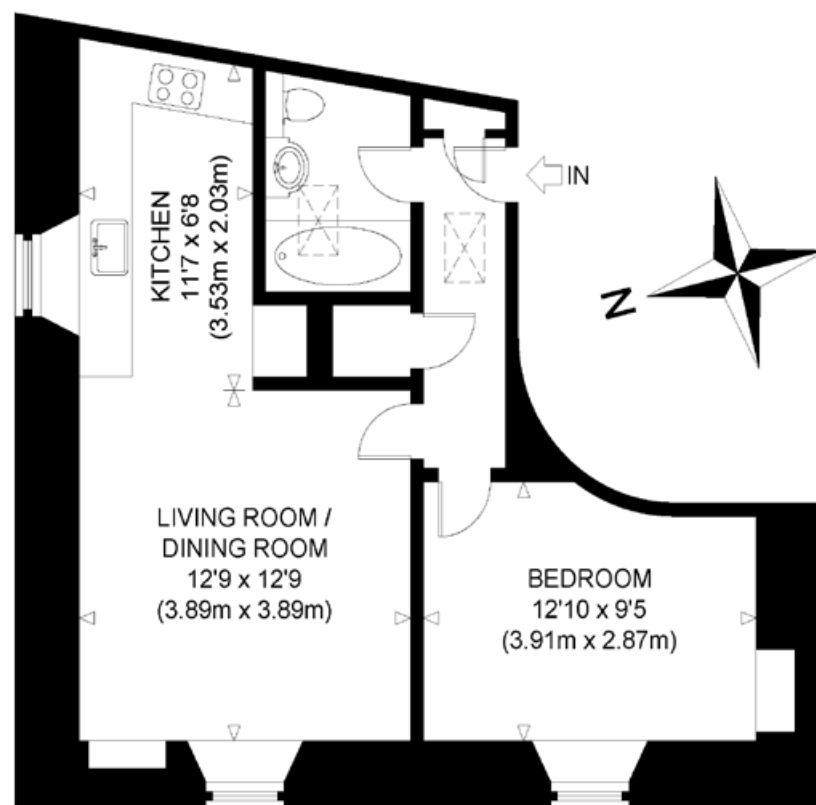
Rettie & Co, their clients and any joint agents give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 493 SQ FT / 45.8 SQ M

HIGH STREET  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 493 SQ FT / 45.8 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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RETTIE

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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

## RETTIE

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