



## 7 GLEBE STREET

*Dalkeith, Midlothian, EH22 1JG*







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**A beautifully presented four-bedroom double upper apartment, with shared garden. Moments from Dalkeith High Street and Country Park and within easy commuting distance of Edinburgh.**

Dalkeith High Street 0.2 miles, Dalkeith Country Park 0.3 miles, Edinburgh 6.7 miles, Edinburgh Airport 13.8 miles (All distances are approximate)

### Summary of Accommodation:

**Ground Floor:** Entrance Hall, Stairs to First Floor.

**First Floor:** Landing, Open Plan Kitchen-Living-Dining Room, Principal Bedroom with walk in wardrobe and En Suite Bathroom, Double Bedroom, Family Bathroom, Understairs Storage Cupboard and Boiler Cupboard.

**Second Floor:** Landing, Large Double Bedroom/Studio, Double Bedroom and a Bathroom.

**Shared Garden:** Predominantly laid to lawn with a paved patio area and summer house.





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### Situation:

Dalkeith offers a wide range of local amenities, including a variety of independent shops, cafés, restaurants and everyday services along its vibrant High Street, while larger supermarkets are readily available nearby. The town is well served by leisure facilities, with Dalkeith Country Park providing extensive woodland walks, outdoor activities and family attractions close at hand. Excellent schooling is available at both primary and secondary level, with several well-regarded local schools serving the area, along with a selection of private schooling options within easy reach in Edinburgh. Regular bus and rail services (from Eskbank Train Station), together with swift access to the City Bypass, make Dalkeith a popular choice for commuters seeking convenient access to Edinburgh and the wider central belt.

### General Description:

7 Glebe Street is an attractive double upper apartment, with a stone façade sitting beneath a slate roof, which has been well cared for by its current owner and also benefits from double glazing throughout. The property is accessed via a shared pedestrian gate which opens to a communal vennel, leading through to the shared garden grounds to the rear of the property. A paved patio area provides access to steps rising to the main entrance at ground floor level, with the front door opening into the lower hall, with stairs ascending to the first floor and a useful storage cupboard housing the hot water tank and gas boiler.

A glazed door leads into the welcoming entrance hall, where attractive wooden flooring continues throughout much of the accommodation. From here, a door opens into the impressive open-plan kitchen, sitting and dining room. The sitting area is a particular highlight, featuring a charming log-burning stove set against an exposed stone backdrop, along with a recessed alcove incorporating shelving and a traditional Edinburgh press cupboard. With the room enjoying open views over the street to the front.

The kitchen is well appointed with a range of wall and base-mounted units complemented by wooden work surfaces. Integrated appliances include two ovens, a four-ring gas hob with extractor above, microwave, dishwasher, washing machine and wine fridge, along with a separate fridge and freezer. A sink positioned beneath a window overlooks the shared garden to the rear.

From the entrance hall, gives access to the generous principal bedroom which benefits from a walk-in dressing room with hanging space and shelving, together with a well-appointed en suite bathroom featuring a tiled floor, partially tiled walls, a bath with overhead shower, WC and wash hand basin with vanity storage. Also on this level is a further double bedroom with space for freestanding wardrobes, and a stylish family bathroom fitted with a bath and overhead shower, WC and wash hand basin. An under-stair storage cupboard completes the accommodation on this floor.





Stairs rise to the second floor, where there is a spacious double bedroom with two Velux windows and useful eaves storage. Across the landing lies a further generously proportioned bedroom or studio space, also benefiting from eaves storage. Completing the accommodation is a third bathroom, fitted with a sunken bath, WC and wash hand basin, and illuminated by a Velux window.

#### **Shared Garden:**

Externally, the shared garden is predominantly laid to lawn and interspersed with paved patio areas and a summerhouse belonging to 7 Glebe Street.

### **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 1JG.

#### **Fixtures and Fittings**

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

#### **Entry & Possession**

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

#### **Services**

Mains gas, water, electricity and drainage.

#### **Local Authority**

Midlothian Council, 40-46 Buccleuch St, Dalkeith, EH22 1DN – 0131 270 7500

#### **Council Tax**

Band E

#### **EPC Rating**

Band TBC

#### **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 and LinkedIn.

### 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.

### 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:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

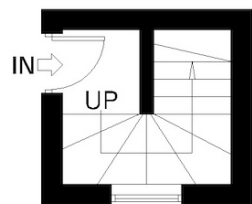
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in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



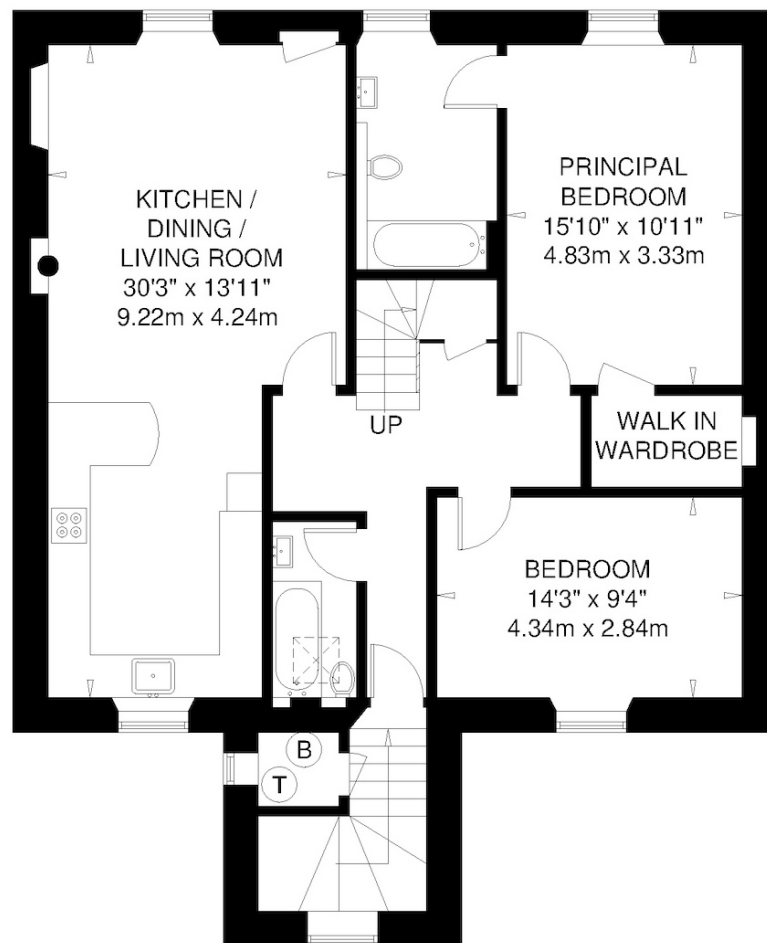







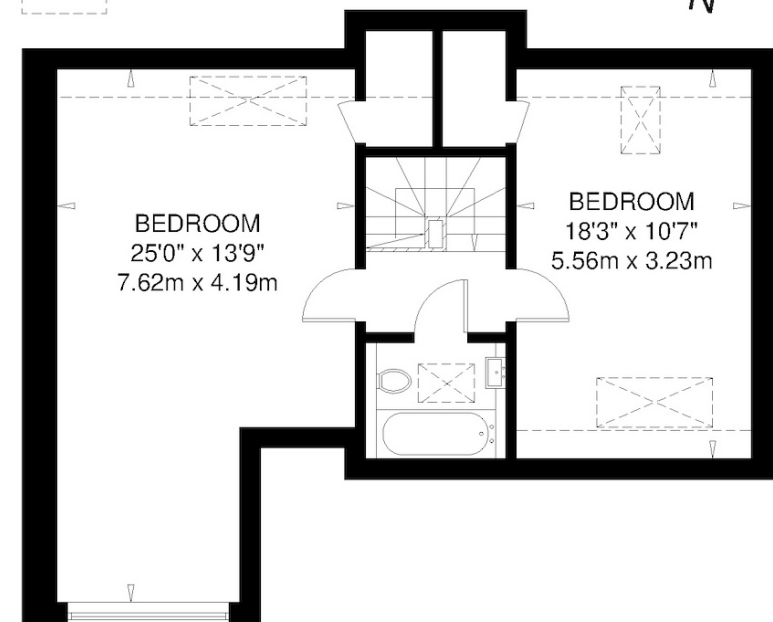


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 5.3 SQ M / 57 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 100.2 SQ M / 1078 SQ FT

 = Reduced headroom below 1.5m / 5'0



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 60.5 SQ M / 651 SQ FT

GLEBE STREET  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 221.2 SQ M / 1786 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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