




McEwan Fraser Legal

Solicitors & Estate Agents

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16 Easter Langside Crescent

DALKEITH, EH22 2FL

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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 stretching from Musselburgh to the East through Dalkeith, Eskbank and Bonnyrigg to Loanhead, Roslin and Penicuik in the West. Dalkeith itself is an excellent shopping centre and people travel in from a wide radius to take advantage of its opportunities. More than normal daily requirements are catered for in this location and there is also a good choice of banking, building society and post office services.

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. Dalkeith may therefore be a convenient location for anyone requiring travelling throughout the motorway networks of East, West and central Scotland, perhaps in connection with their job. Eskbank and Newcraighall train stations are only a ten minute drive away. There is a regular and frequent bus services to Edinburgh's city centre and the trip can often take less than twenty minutes except at peak times.



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An excellent opportunity has arisen to acquire this spacious 4 bedroom detached house, making for an ideal family home and situated within the Midlothian town of Dalkeith. Viewing of this property is highly recommended.

Internally the property is in excellent decorative order and briefly comprises; entrance hall, living room with open plan access to the fully fitted kitchen with a good range of integrated appliances, dining area and utility room, a door from the utility provides access to the rear garden and a 2 piece WC, double doors in the dining area flood this great space with natural light. Upstairs provides access to the master bedroom with built in storage wardrobes and a 3 piece en-suite shower room and 3 further double bedrooms all with adequate space for moveable furniture and a family bathroom with shower over bath.

Externally one of the biggest highlights to the property is the rear garden. The rear garden is fully enclosed and well maintained by the current owners and captures the sun throughout the day. There is a single garage and a large driveway for off street parking.

This accommodation also benefits from gas central heating, full double glazing, more than adequate on-street parking to accommodate for visitors.





SPECIFICATIONS

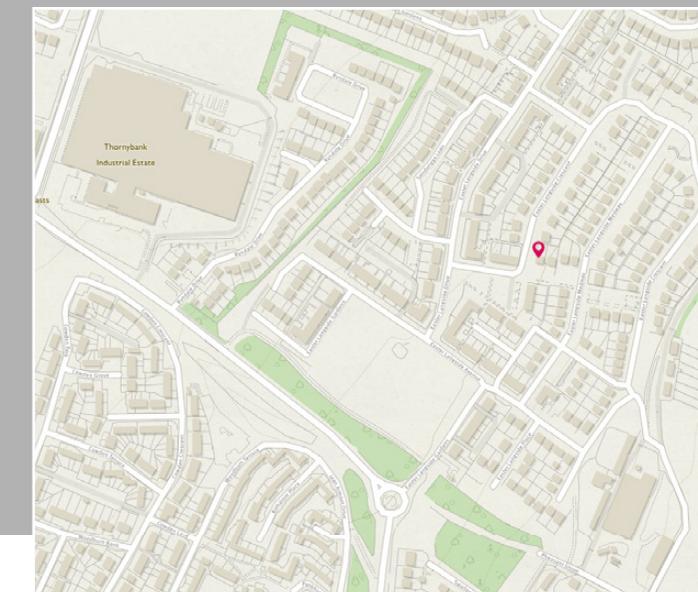
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.27m (14') x 3.34m (10'11")
Kitchen & Dining Area	5.50m (18'1") x 3.43m (11'3")
Utility	1.64m (5'5") x 1.57m (5'2")
Bedroom 1	3.85m (12'8") x 3.26m (10'8")
En-suite	2.00m (6'7") x 1.70m (5'7")
Bedroom 2	3.85m (12'8") x 2.29m (7'6")
Bedroom 3	3.30m (10'10") x 2.76m (9'1")
Bedroom 4	3.77m (12'4") x 2.98m (9'9")
Bathroom	2.70m (8'10") x 1.99m (6'6")
WC	1.64m (5'5") x 0.93m (3'1")
Garage	5.20m (17'1") x 2.87m (9'5")

Gross internal floor area (m²): 98m² | EPC Rating: C






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