




McEwan Fraser Legal
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DALKEITH, MIDLOTHIAN, EH22 2EL

DALKEITH

Dalkeith is a thriving town in the county of Midlothian 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.

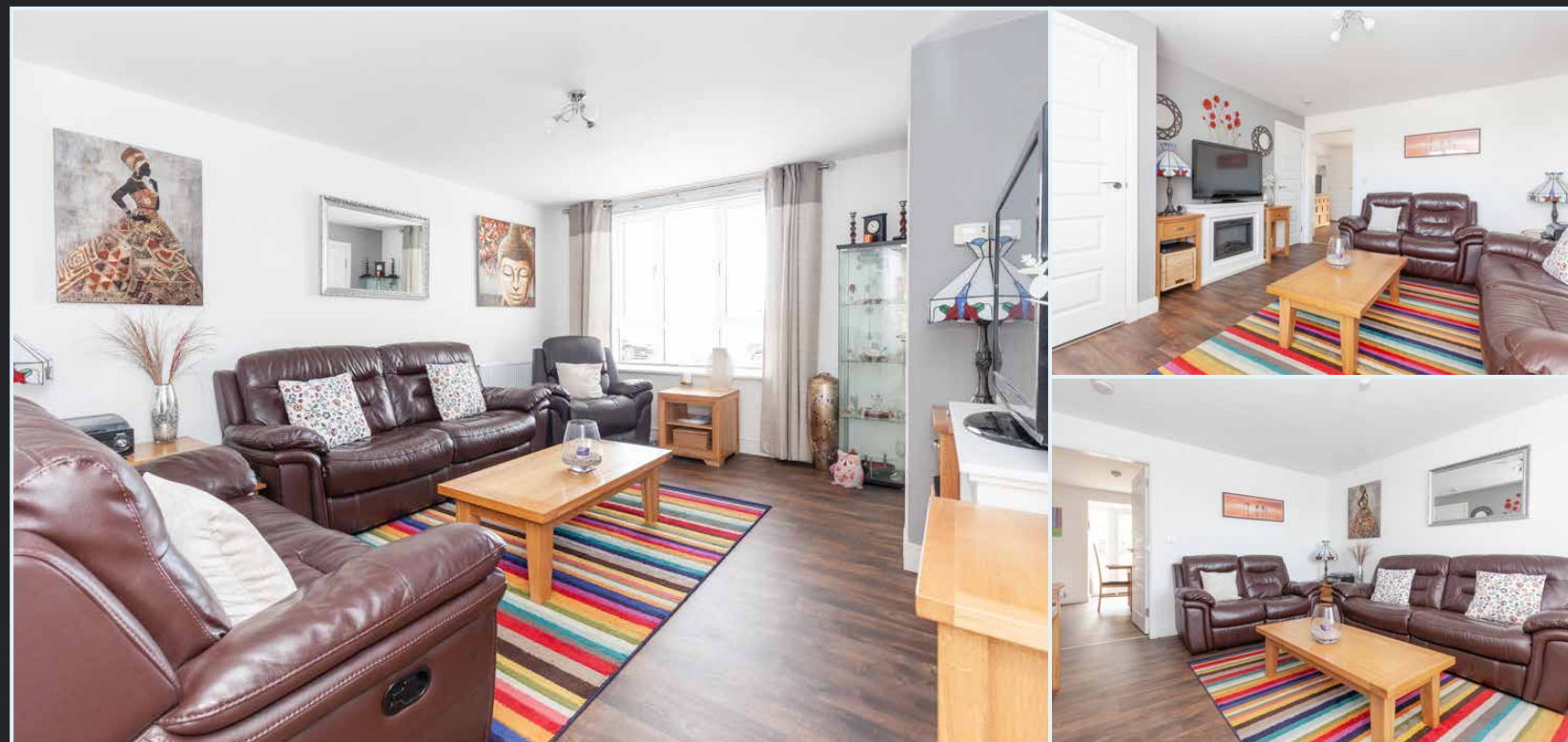
Dalkeith is an excellent shopping centre and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements are catered for in this location and there is also a good choice of banking, building societies and Post Office services as well as a Sainsbury's only ten minutes walk away. A large Morrisons supermarket is within a ten-minute drive from the property also.

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 every major trunk route is within easiest possible reach. Dalkeith may be a convenient location for anyone requiring to travel throughout the motorway networks of east, west and central Scotland.

There is a regular and frequent bus service to Edinburgh's city centre and the trip can often take less than twenty minutes except at peak times.



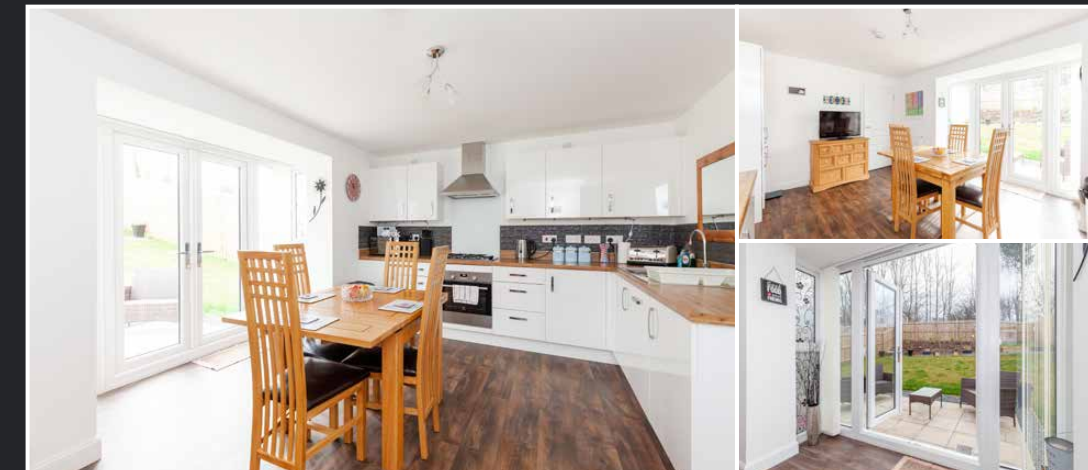
9 RYNDALE DRIVE

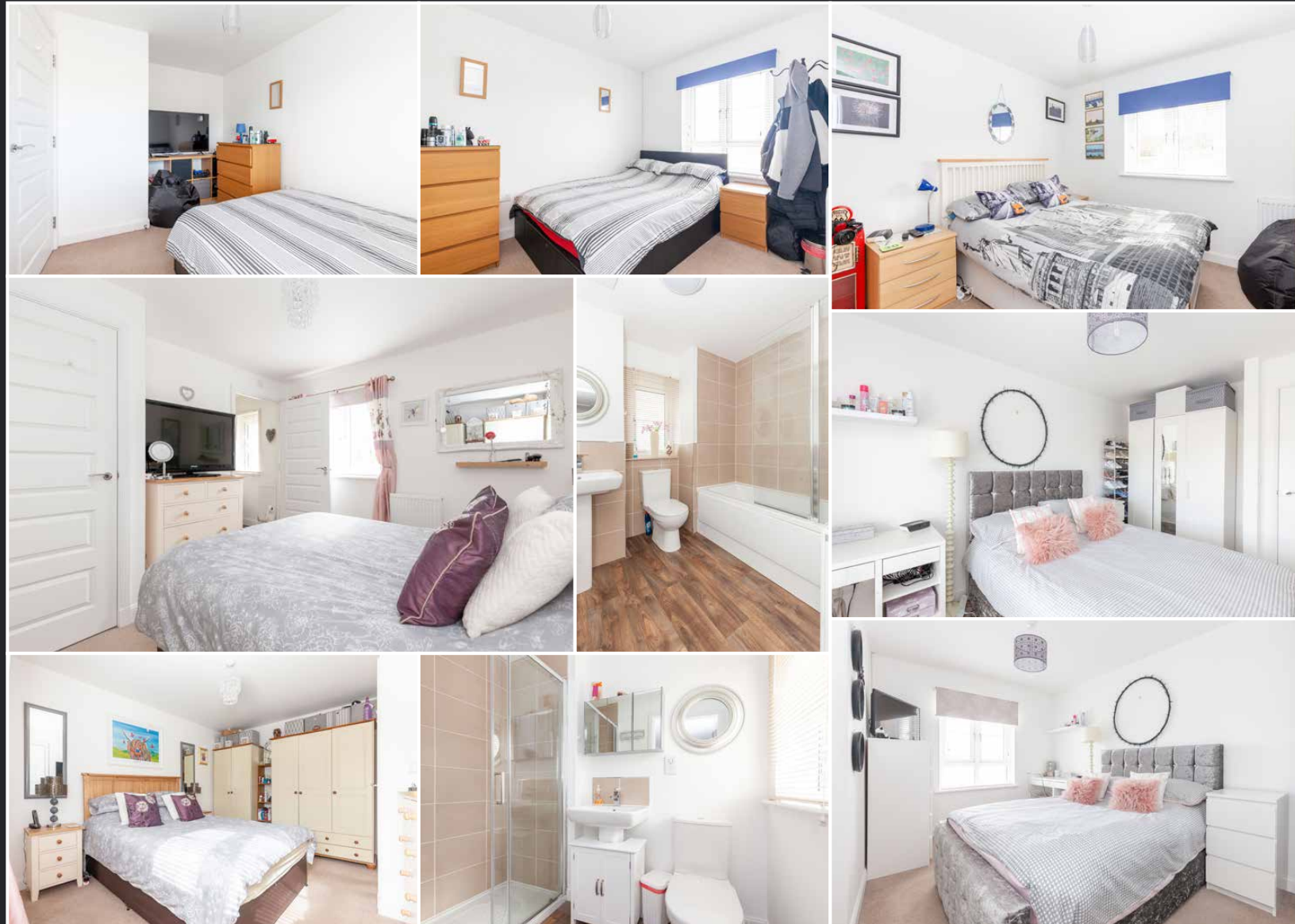


An excellent opportunity has arisen to acquire this well presented, modern four bedroom detached villa which is well located within the popular Midlothian town of Dalkeith. This property makes for an ideal family home and viewing is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of a ground floor entrance hallway with a two-piece, partially tiled WC, a bright and spacious lounge and access to the fully fitted, partially tiled upgraded kitchen/diner with a range of integrated appliances, there is also a spacious utility room which provides access to the rear garden. A first floor landing with linen cupboard, with four spacious double bedrooms. The master bedroom comes fully fitted with a three piece en suite shower room and to complete the accommodation is a three-piece, partially family bathroom with mains shower. The attic is accessed via the landing, providing more than adequate additional storage space.

This property also benefits from; gas central heating, full double glazing, private garden grounds to the front, side and rear of the property, including a private single garage, a double driveway to accommodate for secure off-street parking as well as more than adequate on-street parking to accommodate for visitors.





Approximate Dimensions (Taken from the widest point)

Kitchen	4.61m (15'1") x 4.14m (13'7")
Lounge	4.48m (14'8") x 3.50m (11'6")
Utility	2.12m (6'11") x 1.80m (5'11")
WC	2.12m (6'11") x 0.90m (2'11")
Master Bedroom	3.98m (13'1") x 3.13m (10'3")
En-suite	2.25m (7'5") x 1.32m (4'4")
Bedroom 2	4.09m (13'5") x 2.83m (9'3")
Bedroom 3	3.73m (12'3") x 2.94m (9'8")
Bedroom 4	3.84m (12'7") x 2.43m (8')
Bathroom	2.37m (7'9") x 2.05m (6'9")

Gross internal floor area (m²): 105m²
 EPC Rating: C

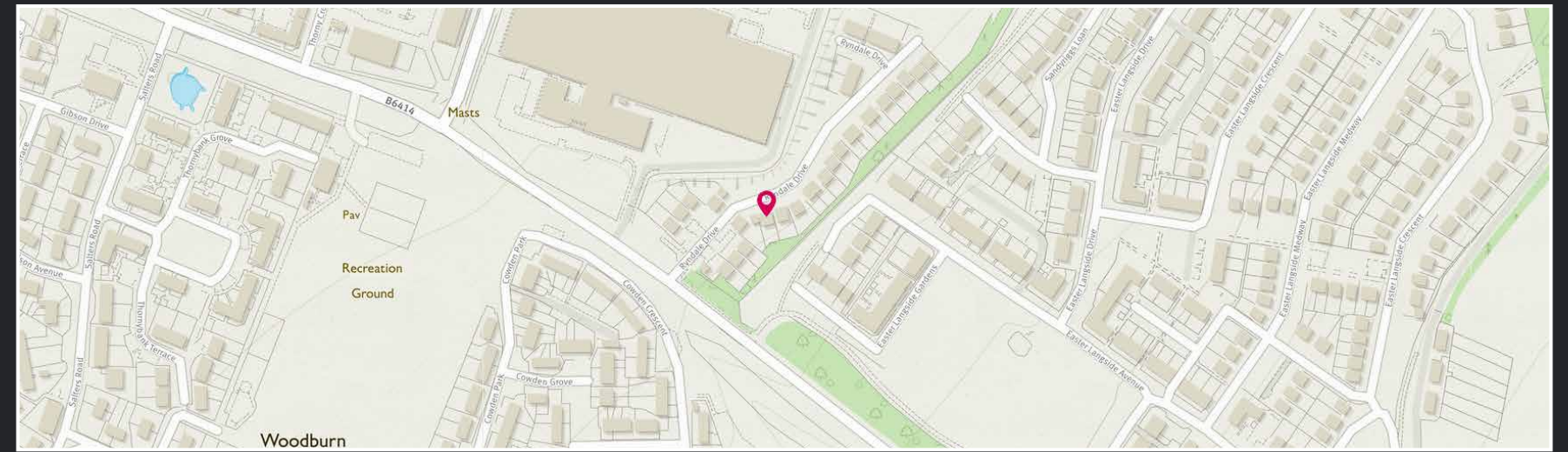


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>




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**Part
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