



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**12 Easter Langside Crescent**

DALKEITH, MIDLOTHIAN, EH22 2FL



# DALKEITH MIDLOTHIAN

EH22 2FL

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. A large Morrisons supermarket is

within a one-minute walk 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.



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## EASTER LANGSIDE CRESCENT

DALKEITH, MIDLOTHIAN, EH22 2FL

An excellent opportunity has arisen to acquire this well-presented three bedroom end-terraced house, making for an ideal family home while being quietly located within the popular Midlothian town of Dalkeith. Viewing of this property is highly recommended.

Internally this accommodations is in excellent decorative order, while brief consisting of;

Ground Floor: entrance hallway with a utility cupboard, an under-stair storage cupboard and a two-piece, fully splash backed WC and a bright and spacious lounge with access to the rear garden through double patio doors.

The fully fitted, partially tiled kitchen/diner benefits from an integrated four-ring gas hob, extractor hood, oven, fridge freezer, dishwasher, microwave, under-unit lighting as well as kick-board lighting.

First Floor: landing with an airing cupboard which also houses the boiler and water tank and a spacious master bedroom with double built-in mirrored

wardrobes and a three-piece, partially splash backed en-suite shower-room with a chrome heated towel rail.

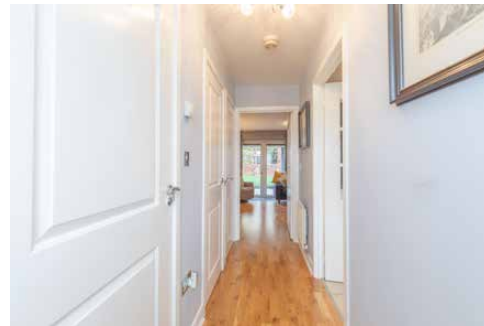
There is a further double bedroom with double built-in mirrored wardrobes and a single bedroom with the optional use as a home office or dressing room.

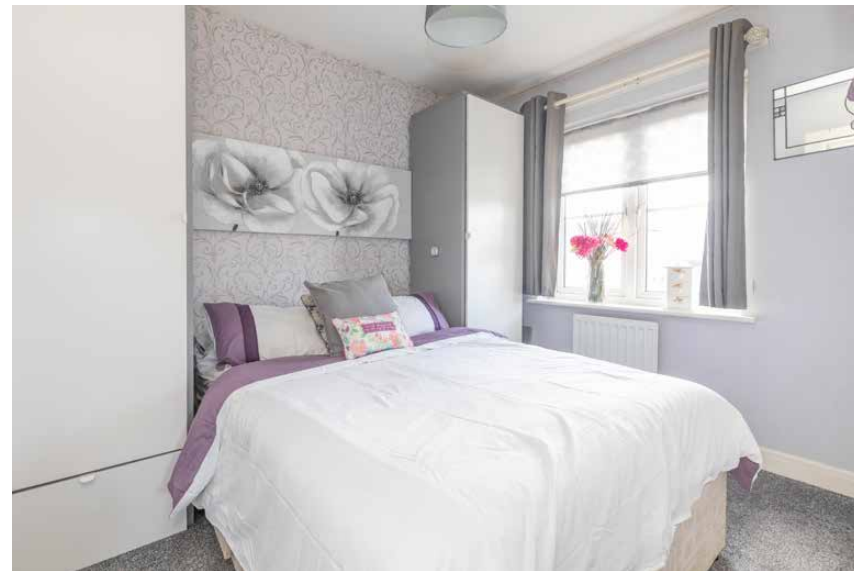
The three-piece, fully splash backed family bathroom benefits from an over-head shower, chrome heated towel rail and an infinity mirror.

Attic: accessed via Ramsay ladder in the landing, providing more than adequate additional storage space.

This property also benefits from gas central heating, full double glazing and private garden grounds to the front, side and rear of the property, including gated entry to the front and a split level rear garden with built-in lighting, a decked area and a unique lean-to with patio.

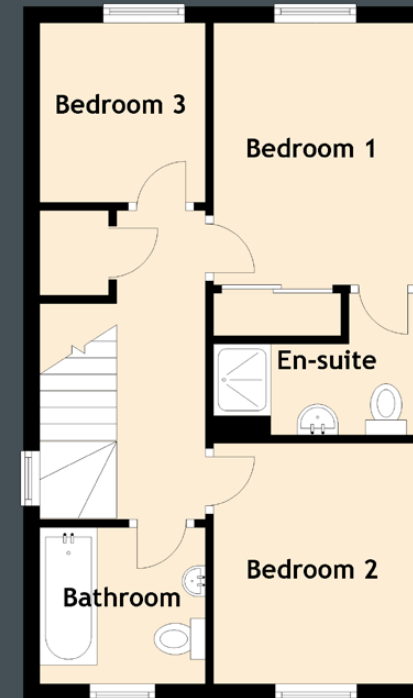
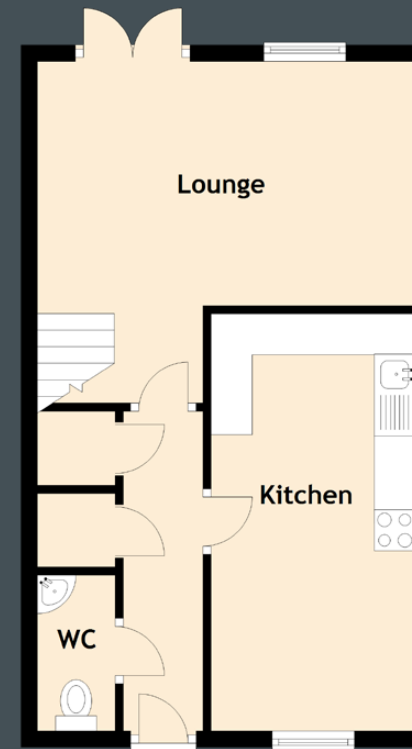
There is an allocated parking space located at the front of the property, along with more than adequate additional parking to accommodate visitors.





# DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.61m (15'1") x 4.17m (13'8")
Kitchen	4.31m (14'2") x 2.49m (8'2")
Bedroom 1	3.20m (10'6") x 2.54m (8'4")
En-suite	2.49m (8'2") x 1.73m (5'8")
Bedroom 2	2.94m (9'8") x 2.53m (8'4")
Bedroom 3	2.19m (7'2") x 2.00m (6'7")
Bathroom	2.10m (6'11") x 1.91m (6'3")
WC	1.90m (6'3") x 0.95m (3'1")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

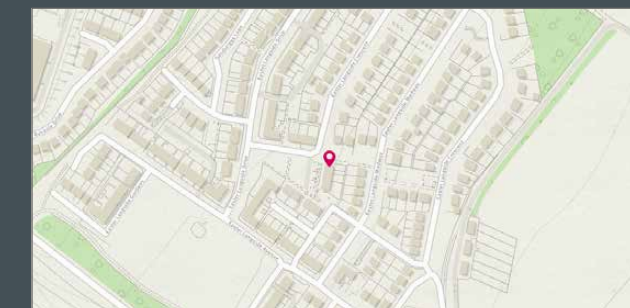


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



  
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