




McEwan Fraser Legal
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58 Easter Langside Avenue

DALKEITH, MIDLOTHIAN, EH22 2FE



DALKEITH, MIDLOTHIAN

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. A great deal 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. Eskbank station is just a 10-minute drive from the property giving access to the borders railway line for venturing into the capital. Dalkeith would, therefore, be a convenient location for anyone requiring to travel via rail or the motorway networks of east, west and central Scotland, perhaps in connection with their job. There are regular and frequent bus services to Edinburgh's City Centre and the trip can often take less than twenty minutes except at peak times.

As well as local amenities and a fitness centre, families can enjoy many leisurely activities, with Dalkeith country park, Kings Park, a soft play and trampoline centre all within close proximity.

Location: Dalkeith Estate, Dalkeith High Street.





KITCHEN



LOUNGE



58 EASTER LANGSIDE AVENUE

An excellent opportunity has arisen to acquire this well presented two bedroom terraced villa, making for an ideal early family or first-time buyer home.

Internally the accommodation is flooded with natural light and is in truly excellent, move-in condition. The ground floor briefly comprises an entrance hallway, a fresh two-piece WC, a bright and spacious lounge with oak effect flooring and access to the kitchen. The flooring used is bamboo hardwood which was chosen for it's natural insulation properties and ensures no cold flooring. The modern fully equipped kitchen benefits from an integrated fridge freezer, a gas hob, electric oven, extractor hood and under the stair storage, this

room also allows space for dining and provides access to the rear garden through the french doors.

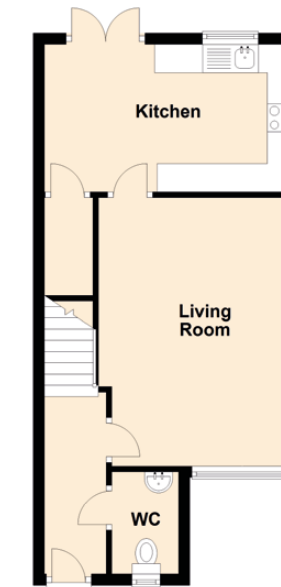
The first floor has linen storage, two bright and comfortable double bedrooms with built-in mirror wardrobes and a white three-piece, family bathroom with extractor fan completes the rooms.

The accommodation further benefits from attic space, gas central heating and double glazed windows. Externally, there's a private garden to the front with laid lawn and a beautiful secure garden with porch, paving, chips and artificial laid lawn at the rear. More than adequate on-street parking is available to accommodate for visitors.

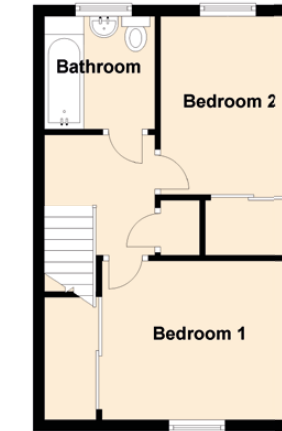


PROPERTY SPECIFICATIONS

Ground Floor



First Floor



Approximate Dimensions (Taken from the widest point)

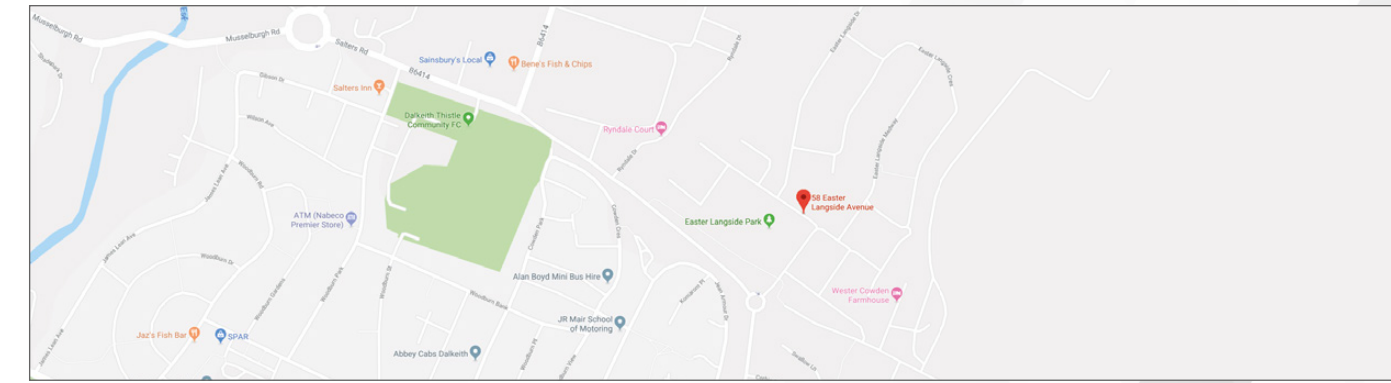
Living Room	4.80m (15'9") x 3.42m (11'3")
Kitchen	4.40m (14'5") x 2.61m (8'7")
Bedroom 1	3.46m (11'4") x 2.83m (9'3")
Bedroom 2	3.16m (10'4") x 2.42m (7'11")
WC	1.82m (6') x 1.19m (3'11")
Bathroom	2.00m (6'7") x 1.96m (6'5")

Gross internal floor area (m2) 58m²

EPC Rating C

Extras (Included in the sale)

All fixtures, fittings and floors coverings. Please note that other items may be available through separate negotiation.





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