




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

42 Sandyriggs Gardens
DALKEITH, MIDLOTHIAN, EH22 2ED



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.

42 SANDYRIGGS GARDENS

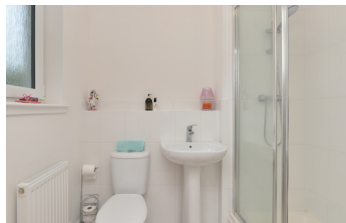
DALKEITH, MIDLOTHIAN

McEwan Fraser Legal is delighted to present this three bedroom detached house in Dalkeith. The property is in walk-in condition having been well looked after by the current owner. Inside, the property comprises of:

- Fully equipped modern kitchen with integrated fridge freezer, fan oven, four ring gas hob and dishwasher to make for a functional and spacious kitchen. From the kitchen, you can also access the garage which is well equipped for storage and also a utility area and a fully plumbed sink.
- Spacious living and dining area with direct access to the kitchen and rear South-facing garden via glass French doors.
- Three spacious double bedrooms have various possibilities with furniture arrangements and the master bedroom has an en suite shower and built-in wardrobes.
- The house benefits from two and a half bathrooms with the half being the WC on the ground floor. On the first floor, there is a family bathroom which is partially tiled and modern and an en suite shower room with a double shower.
- The property also has access to the attic which is excellent additional storage.

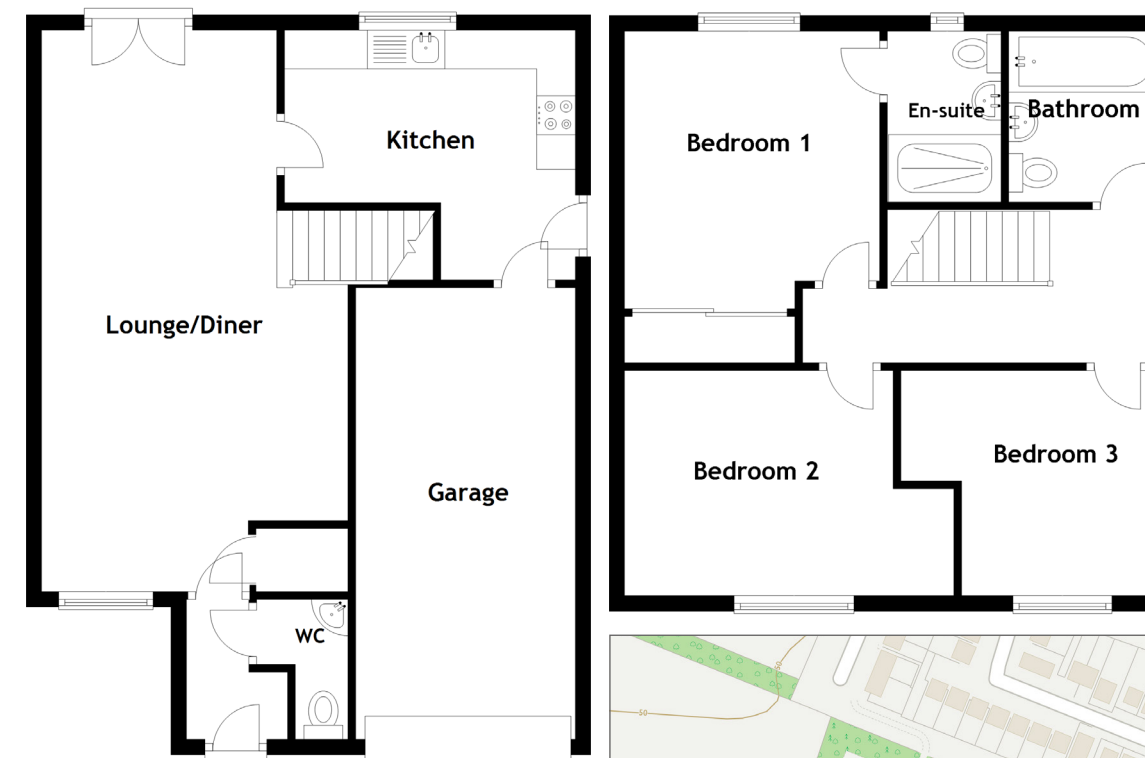
In addition to this, the home benefits from being fully double glazed and has gas central heating making for a warm and cost-effective home, year-round. There is also more than adequate on-street parking if the double driveway and garage isn't enough.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.26m (23'10") x 3.04m (10')
Kitchen	3.76m (12'4") x 3.23m (10'7")
WC	1.93m (6'4") x 1.18m (3'10")
Bedroom 1	3.59m (11'9") x 3.30m (10'10")
En-suite	2.19m (7'2") x 1.47m (4'10")
Bedroom 2	3.48m (11'5") x 2.91m (9'7")
Bedroom 3	2.92m (9'7") x 2.54m (8'4")
Bathroom	2.21m (7'3") x 1.98m (6'6")

Gross internal floor area (m²): 96m²
EPC Rating: C

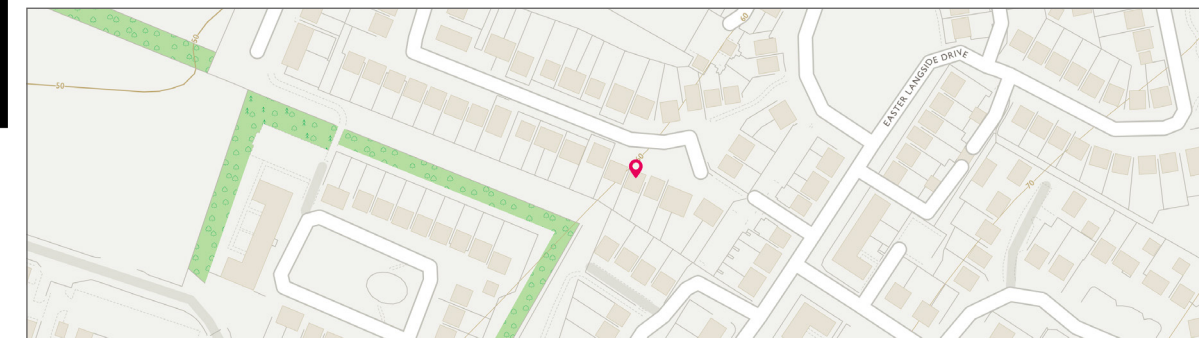


Image credit: <https://www.openstreetmap.org>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
BEN STEWART CLARK
 Area Sales Manager



Professional photography
MARK BRYCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer