




McEwan Fraser Legal

Solicitors & Estate Agents

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78 Easter Langside Drive

DALKEITH, EH22 2FH

The Location

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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 to 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/shopping facilities including Sainsbury's and a fitness centre, families can enjoy many leisurely activities, with Dalkeith Country Park, Kings Park, a soft play and trampolines centre all within close proximity.

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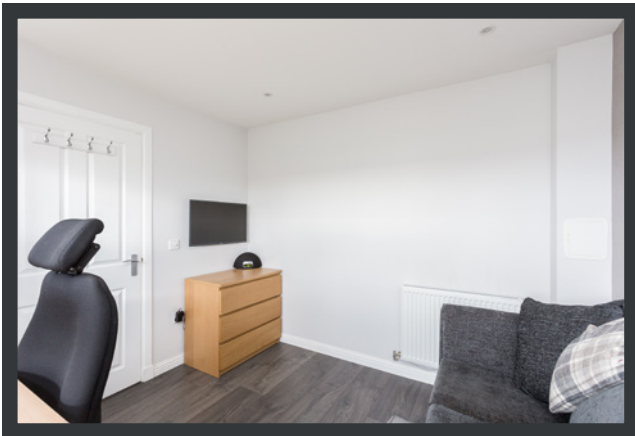
McEwan Fraser is delighted to present this superb four bedroom detached house to the market. Offered to the market in excellent internal order and located in a sought after modern development, the property enjoys excellent proportions throughout. Accommodation comprises a spacious lounge, office/study, generous kitchen/diner, utility room, master bedroom with en-suite, three further bedrooms, Jack and Jill shower room and a detached garage. The house also benefits from landscaped front and rear gardens, gas central heating, double glazing and the remainder of its original NHBC warranty.

On entering the property, a welcoming hallway includes a WC and gives access to the main lounge, office/study and kitchen/diner. The well proportioned and

neutrally decorated lounge is to your left. There is ample natural light from a large bay window and plenty of floor space for a large suite and supporting furniture. The office/study is to the opposite side of the hallway, vastly increasing the flexibility of this lovely home.

The large kitchen/diner runs the full width of the rear of the property and is comprised of a good range of white base and wall mounted units with contrasting work surfaces which include a breakfast bar. There is ample prep and storage space alongside an integrated hob, oven and further appliances. There is also plenty of space for a dining table, or further seating, alongside French doors which open onto the rear garden. The attached utility includes further storage and laundry facilities.







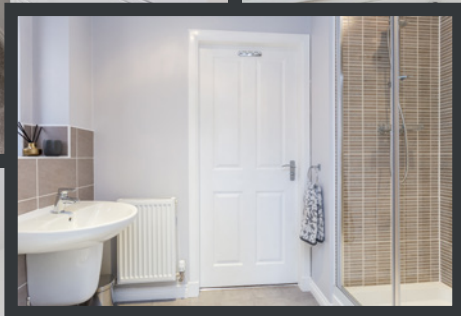
Climbing the stairs, the wide landing enjoys its own natural light and gives access to the master bedroom, three further double bedrooms and a large loft space for additional storage if needed.

The master bedroom is front facing and sits directly above the lounge benefitting from equally generous proportions. There is plenty of floor space for a full range of bedroom furniture to compliment the large integrated wardrobe. The attached en-suite enjoys natural light and a large built-in shower. The second and third bedrooms are both ample double bedrooms that are separated by a Jack and Jill shower room. The fourth bedroom sits behind the master and overlooks the rear garden. Internal accommodation is complete by a modern master bathroom which includes a white three-piece suite.

Externally, the property is particularly appealing with a wider than average plot at the end of a row of similar houses. To the front, the property is surrounded by a low stone wall with metal railings which increases in height to enclose the rear garden. A gate from the rear garden leads to the detached single garage and the parking for the house. The rear garden itself has been well landscaped with a large patio and mature lawn.

This is a lovely house with a practical and flexible family orientated layout. Internal viewing is highly recommended.



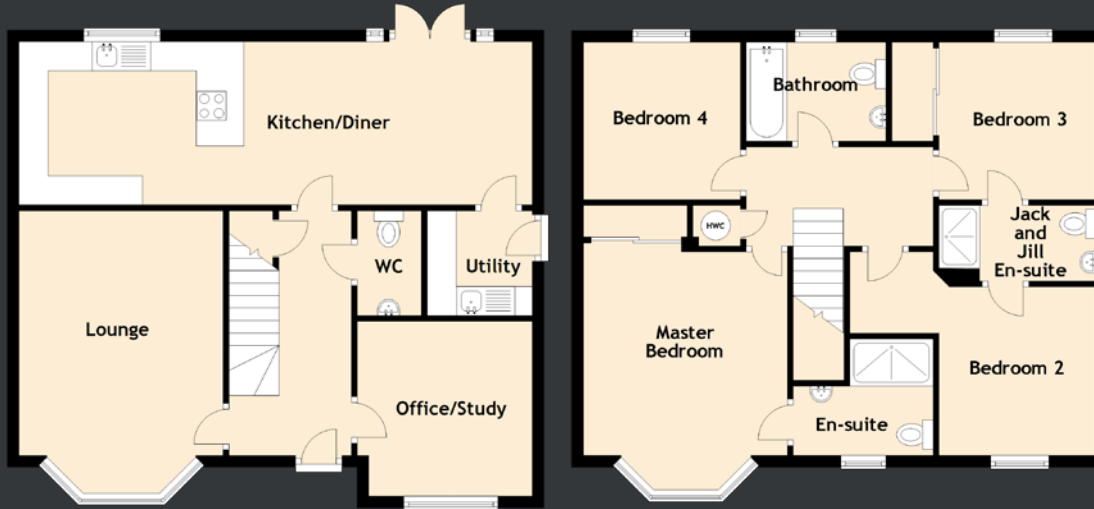






Specifications & Details

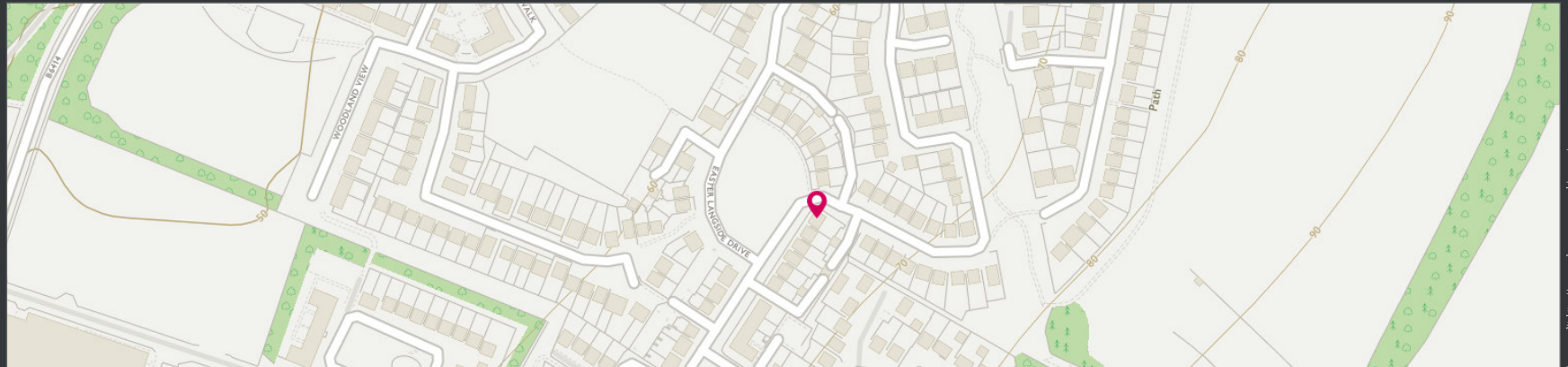
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 3.50m (11'6")
Kitchen/Diner	8.80m (28'10") x 2.80m (9'2")
Utility	1.80m (5'11") x 1.80m (5'11")
Office/Study	3.00m (9'10") x 3.00m (9'10")
WC	1.80m (5'11") x 1.10m (3'7")
Bedroom 1	3.50m (11'6") x 3.50m (11'6")
En-suite	2.70m (8'10") x 1.30m (4'3")
Bedroom 2	4.00m (13'2") x 2.90m (9'6")
Jack and Jill En-suite	2.30m (7'7") x 2.00m (6'7")
Bedroom 3	2.80m (9'2") x 2.70m (8'10")
Bedroom 4	2.70m (8'10") x 2.69m (8'10")
Bathroom	2.40m (7'10") x 1.70m (5'7")

Gross internal floor area (m²): 126m² | EPC Rating: C






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Text and description
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Surveyor



Professional photography
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