

13 Ryndale Drive

DALKEITH, MIDLOTHIAN, EH22 2EL



Modern three-bedroom semi-detached house, well positioned in an exclusive residential development



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McEwan Fraser is delighted to present this modern three-bedroom semi-detached house to the market. Well positioned in an exclusive residential development, the property is offered to the market in excellent condition and will benefit from the remainder of its NHBC warranty. The property benefits from private front and rear gardens, a driveway, a spacious lounge, a dining kitchen, gas central heating and double glazing.

THE LIVING ROOM



Accommodation is focused on a spacious living room which is naturally bright and finished with quality laminate flooring and plantation shutters. With plenty of floor space on offer, new owners will have ample flexibility to create their ideal entertaining space.

THE KITCHEN/DINER



Moving along the spacious hallway you have a large WC, under-stair storage and access to the fabulous dining kitchen which occupies the full width of the property. The kitchen benefits from a generous range of based and wall-mounted units that include a range of integrated appliances and offer excellent prep and storage space. The kitchen has space for a dining table and a door opens directly onto a rear patio.





Climbing the stairs, the first-floor landing gives access to three bedrooms, a bathroom and a large loft for additional storage space. The principal bedroom is a spacious double which faces the front of the property. Benefiting from integrated wardrobes and a separate storage cupboard, this bedroom has ample floor space for a large double bed and a full suite of supporting furniture. The second double bedroom overlooks the rear garden. Bedroom three is a well-proportioned single which also overlooks the rear garden. Bedroom three is a large single bedroom that could happily be utilised as a generous home office.

THE BATHROOM



BEDROOM 1



BEDROOMS 2 & 3



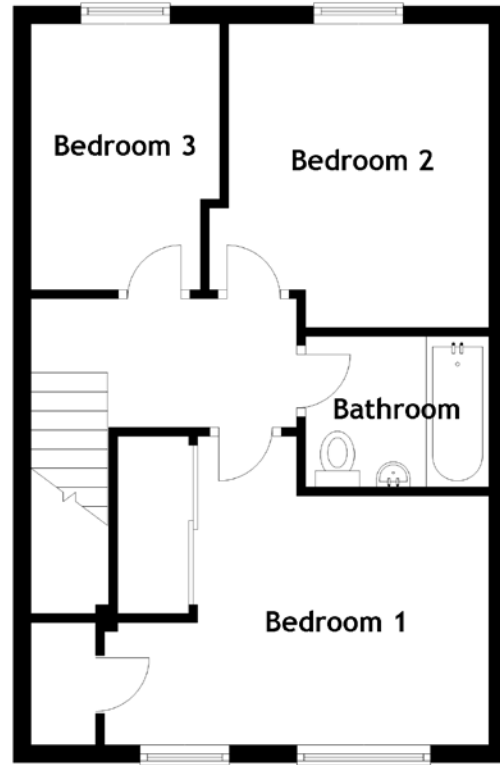
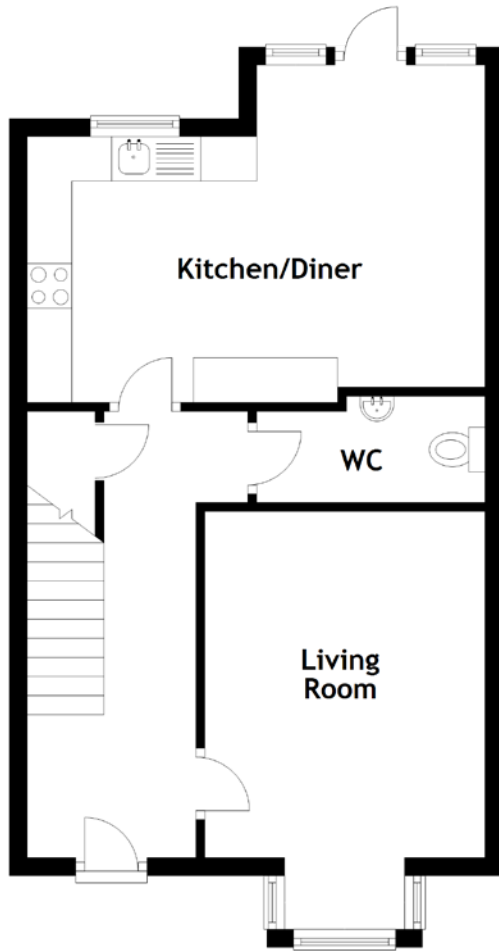
Externally, the property boasts a small private front garden with a lawn and mature hedge for privacy. There is a mono-bloc drive along the side of the house. The large rear garden has been extensively landscaped and boasts a large patio, mature lawn and flower beds arranged over three levels.

This is a fantastic house in a lovely setting with excellent links to Edinburgh and the City By-pass. Internal viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



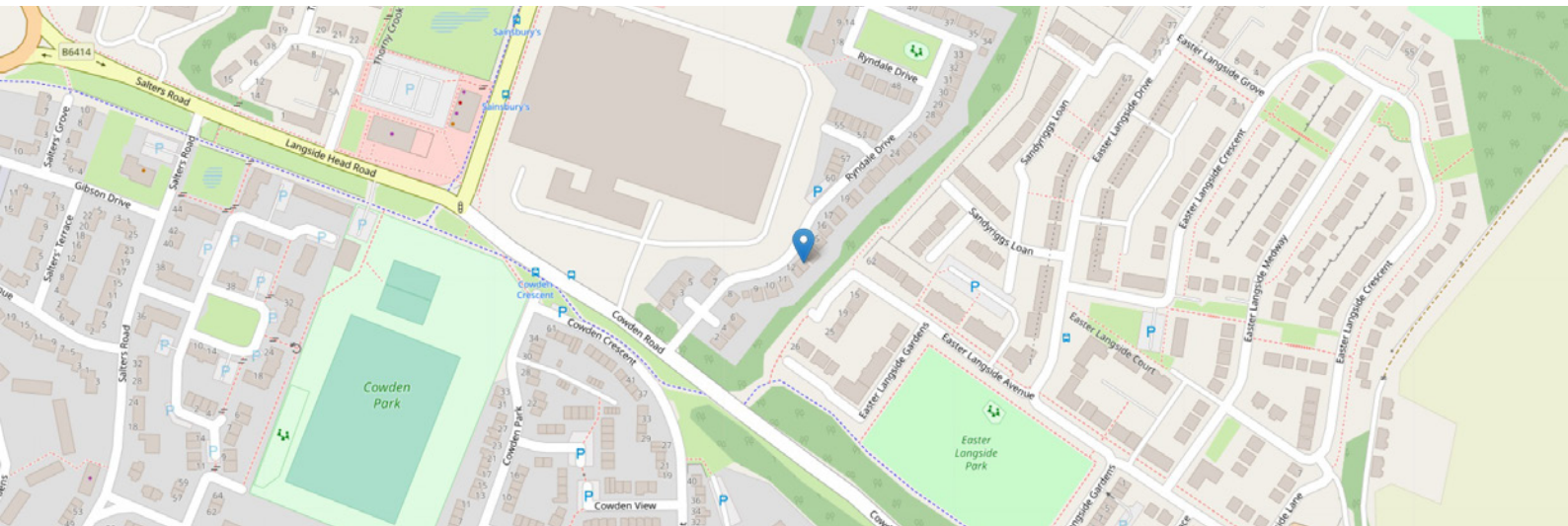
Approximate Dimensions
(Taken from the widest point)

Living Room 4.68m (15'4") x 3.14m (10'4")
 Kitchen/Diner 5.13m (16'10") x 3.78m (12'5")
 WC 2.56m (8'5") x 1.19m (3'11")

Bathroom 2.05m (6'9") x 1.69m (5'6")
 Bedroom 1 4.31m (14'2") x 3.46m (11'4")
 Bedroom 2 3.35m (11') x 3.33m (10'11")
 Bedroom 3 2.96m (9'9") x 2.05m (6'9")

Gross internal floor area (m²): 85m² | EPC Rating: C

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THE LOCATION

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 trampoline centre all within close proximity.



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