

29 Easter Langside Cres

DALKEITH, MIDLOTHIAN, EH22 2FL



Detached four-bedroom house with rear extension, large driveway, integrated garage and well-maintained gardens



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Step into this spacious and beautifully appointed four-bedroom detached home located on the peaceful Easter Langside Crescent in Dalkeith.

THE LIVING ROOM



Upon entering, you are greeted by a bright, open living room situated directly to your right. The living room, bathed in natural light, seamlessly connects to the open-plan kitchen, making it an ideal space for both relaxation and entertaining.

THE KITCHEN



The generously sized kitchen is a standout feature, equipped with modern conveniences including a gas hob, double oven, integrated fridge/freezer, ample worktop space, and plenty of storage. Just off the kitchen, a separate utility room provides space for additional appliances such as a dishwasher, along with access to a handy storage room and a downstairs WC.

At the rear of the home, an extension adds even more flexibility, currently set up as an office but offering the potential for various uses, from a playroom to a second lounge.

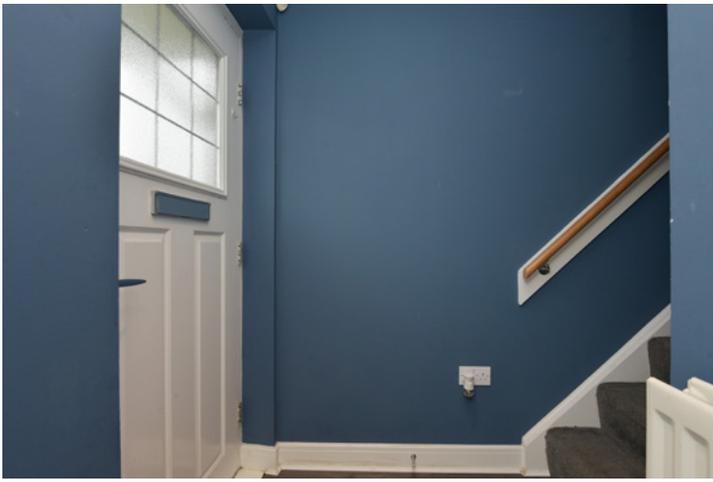


THE UTILITY & WC



THE FAMILY ROOM



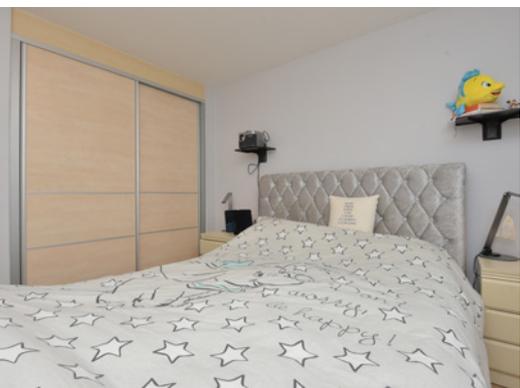


Upstairs, you'll find four spacious double bedrooms, with the principal bedroom enjoying its own en-suite for added comfort. A stylish three-piece family shower room, complete with a walk-in shower, services the other bedrooms on this floor.

THE SHOWER ROOM



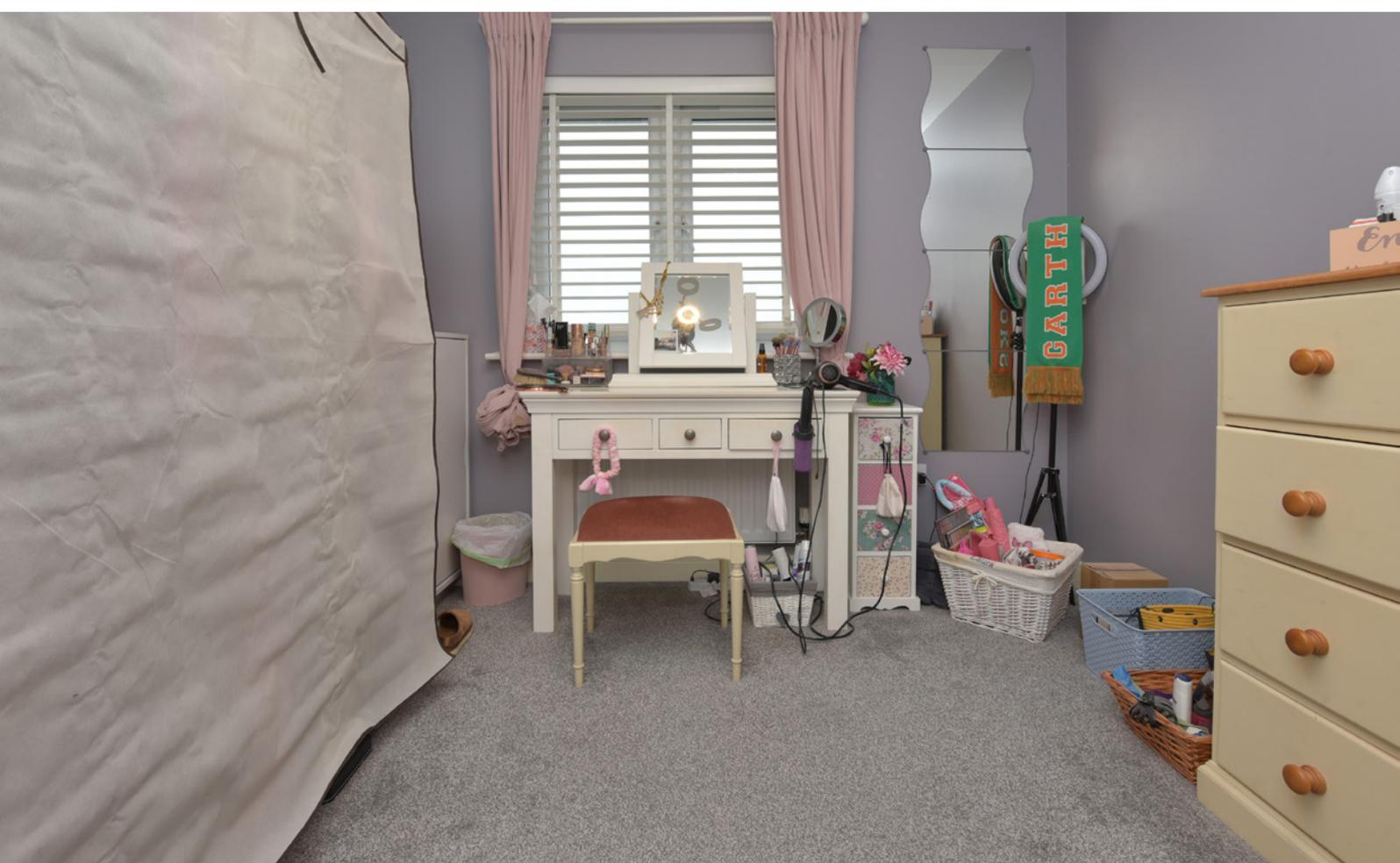
BEDROOM 1



BEDROOM 2



BEDROOMS 3 & 4



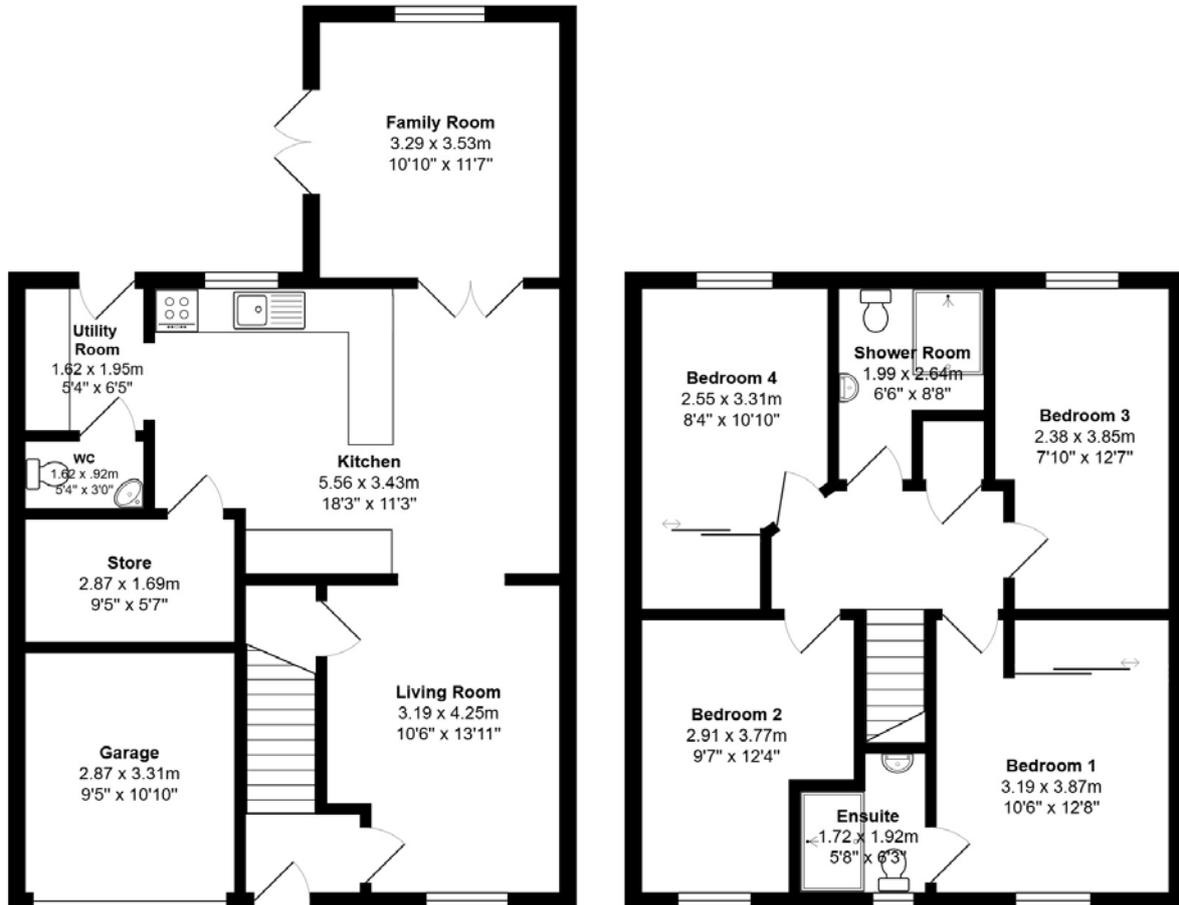
The outdoor space complements the home perfectly. The rear garden, featuring decking, provides a lovely spot for outdoor dining and relaxation. At the front, a private driveway offers parking for two cars, and there is an integrated garage for additional storage or parking.

This well-presented home offers a versatile and inviting living space in a sought-after location, perfect for families and those looking for modern, spacious living.

EXTERNALS



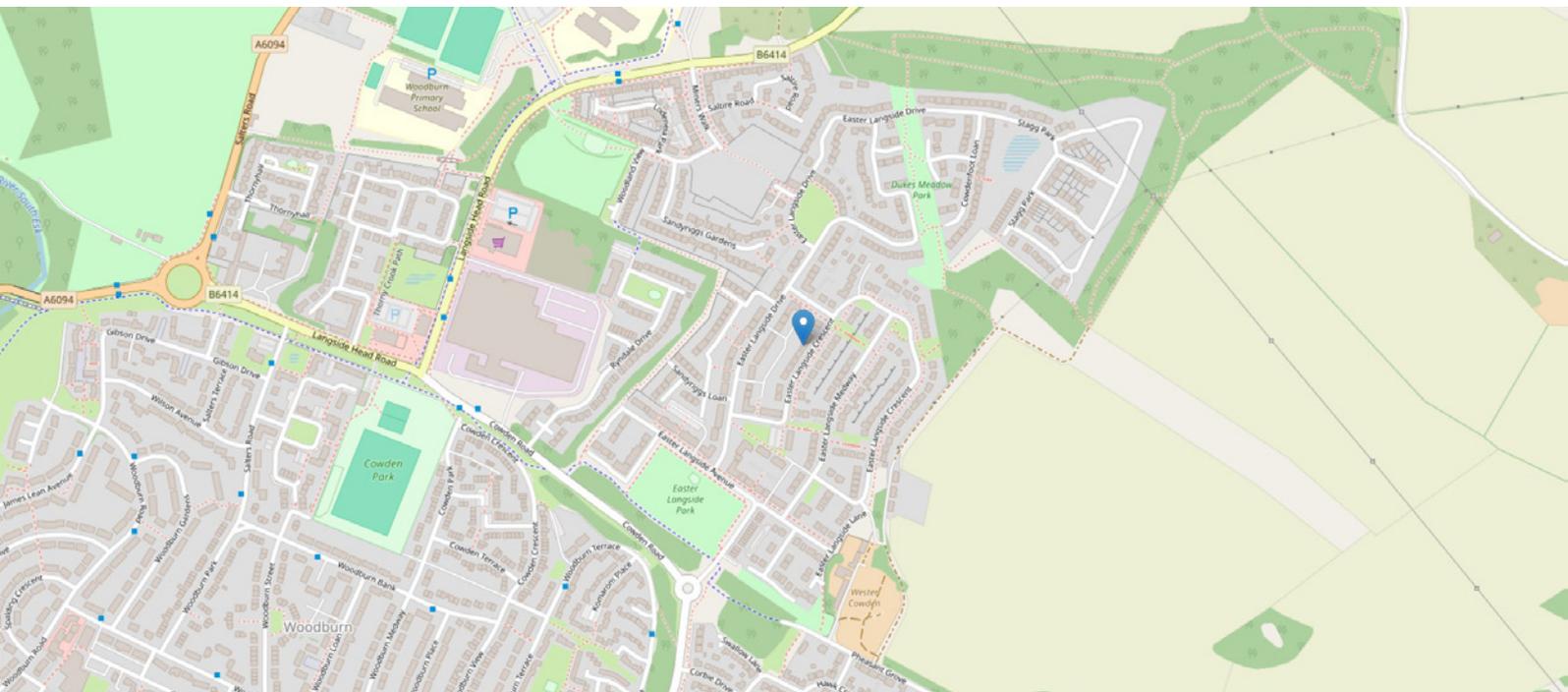
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 66m²

EPC Rating: C



THE LOCATION

Dalkeith is a thriving town in the county of Midlothian perhaps 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 is 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. Dalkeith may therefore be a convenient location for anyone requiring to travel throughout the motorway networks of east, west and central Scotland, perhaps in connection with their job. 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.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



Text and description
ANDREW DARCY
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer

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.