




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

86 Easter Langside Crescent

DALKEITH, MIDLOTHIAN, EH22 2FN

DALKEITH



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.



THE PROPERTY

An excellent opportunity has arisen to acquire this delightful two-bed semi-detached house, making for an ideal early family or first-time buyer home. Situated in popular Dalkeith, early viewing of this property is highly recommended.

The property is well positioned in a sought after modern development. Internally, it is presented in excellent decorative order. The ground floor comprises an entrance hallway, a two-piece WC, a bright and comfortable lounge that provides access to the kitchen. The fully equipped kitchen comes with a generous range of base and wall mounted units which offer excellent prep and storage space. There is also a good range of integrated appliances. The kitchen also allows space for dining and french door open onto the mature and well presented rear garden. The first floor provides linen storage; a spacious double bedroom to the front with integrated wardrobes and large additional storage cupboard; a second double bedroom at the rear which also boasts an integrated wardrobe; and a partially tiled family bathroom with a three piece suite and shower over bath.

The property further benefits, a partially floored attic space, gas central heating and UPVC double glazed windows. Externally to the front, there is a double driveway, small laid to lawn garden and more than adequate on-street parking. To the rear there's an extensive, sunny, secure, well maintained private garden with patio, lawn and decking.





DETAILS

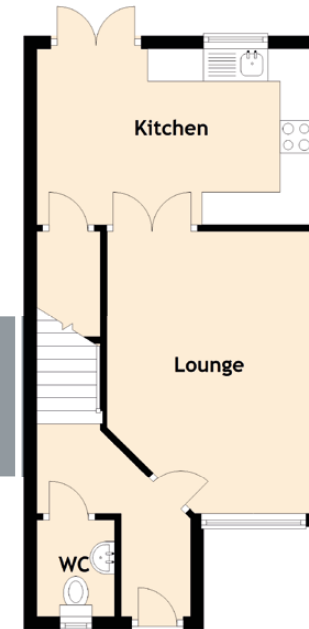
Approximate Dimensions
(Taken from the widest point)

Ground Floor
Lounge 4.39m (14'5") x 2.98m (9'9")
Kitchen 4.26m (14') x 2.71m (8'11")
WC 1.49m (4'11") x 1.20m (3'11")

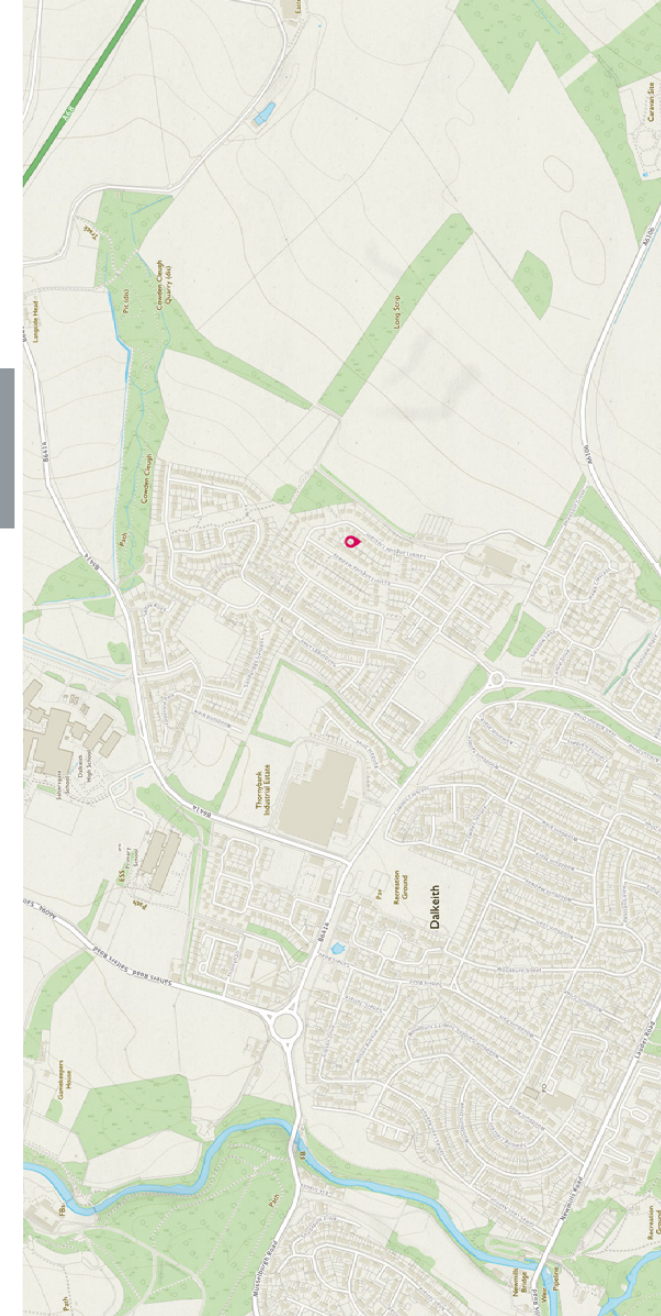
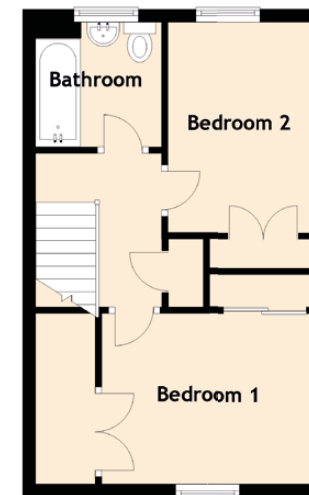
First Floor
Bedroom 1 3.36m (11') x 2.66m (8'9")
Bedroom 2 3.28m (10'9") x 2.33m (7'8")
Bathroom 1.96m (6'5") x 1.94m (6'4")

Gross internal floor area (m²): 66m²

EPC Rating: C



First Floor





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

Part
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MICHAEL MCMULLAN
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
HAYLEY MATEAR
Designer

