

# 46 Easthouses Way

EASTHOUSES, DALKEITH, MIDLOTHIAN, EH22 4UA



*SUPERB TWO-BED END-TERRACED HOUSE PERFECTLY  
POSITIONED AT THE END OF A CUL-DE-SAC*



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McEwan Fraser is delighted to present this superb two-bed end-terraced house to the market. The property is the largest style of two-bed in the area and is perfectly positioned at the end of a cul-de-sac in a small family-friendly development. Internally, the property is presented in excellent order viewing is highly recommended.

Internal accommodation comprises a welcoming entrance porch, bright lounge with 2 x floor to ceiling windows, fantastic kitchen/diner with integrated appliances, two generous double bedrooms and a modern family bathroom. The home further benefits from gas central heating - operated via a Nest system, double glazing and lots of storage including a floored attic accessed via a Ramsay ladder.

Externally there are landscaped gardens to the front and rear - the rear is mainly laid to lawn with two raised patio's and fence surround making it particularly private. The front incorporates a mono blocked driveway for two cars.

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**46 Easthouses Way**



# the lounge





kitchen/diner







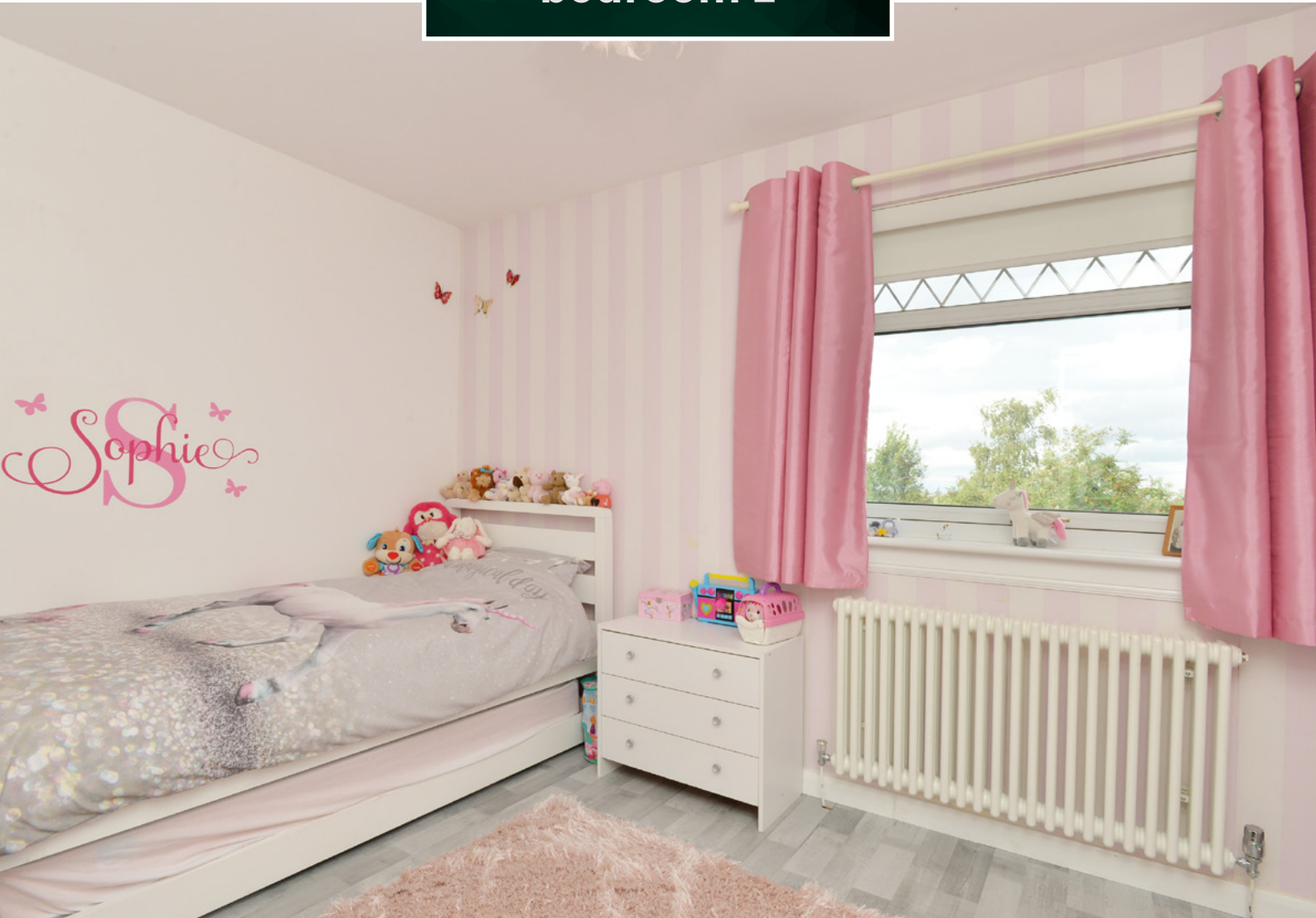
**bedroom 1**







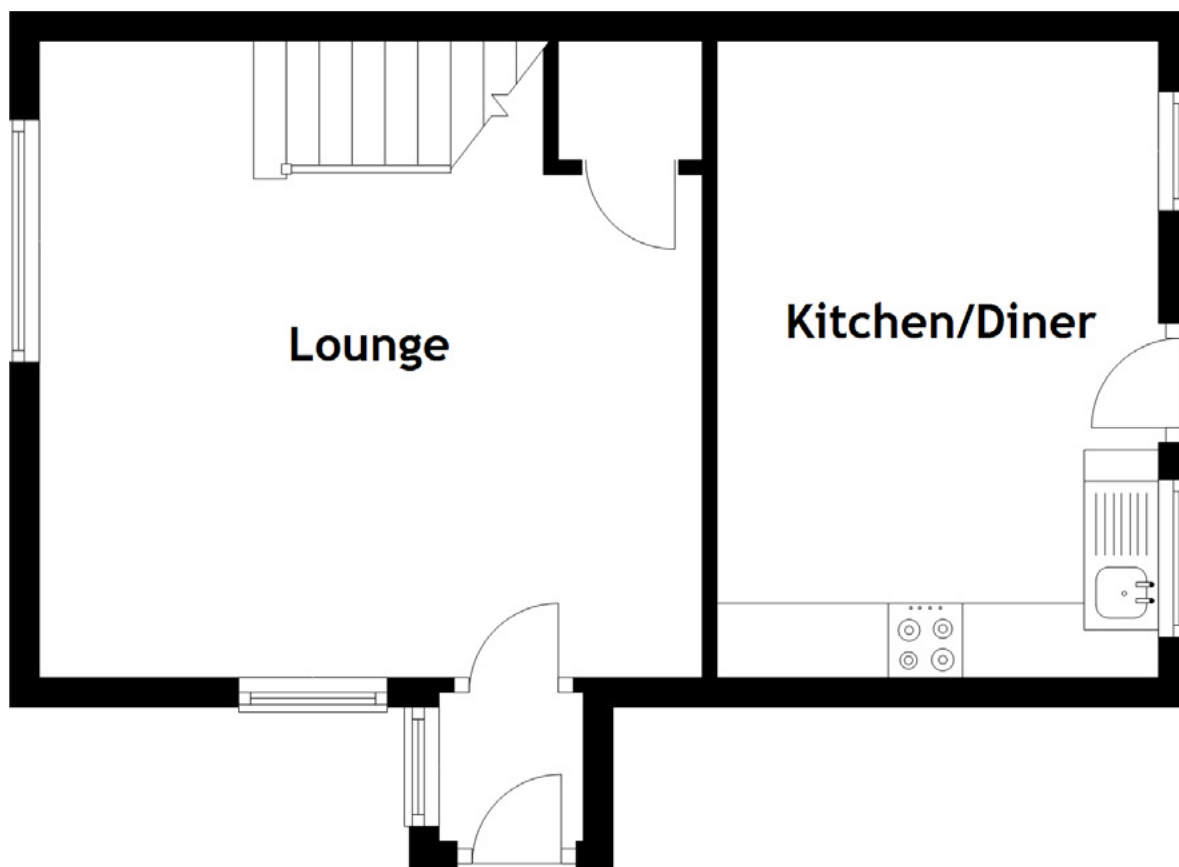
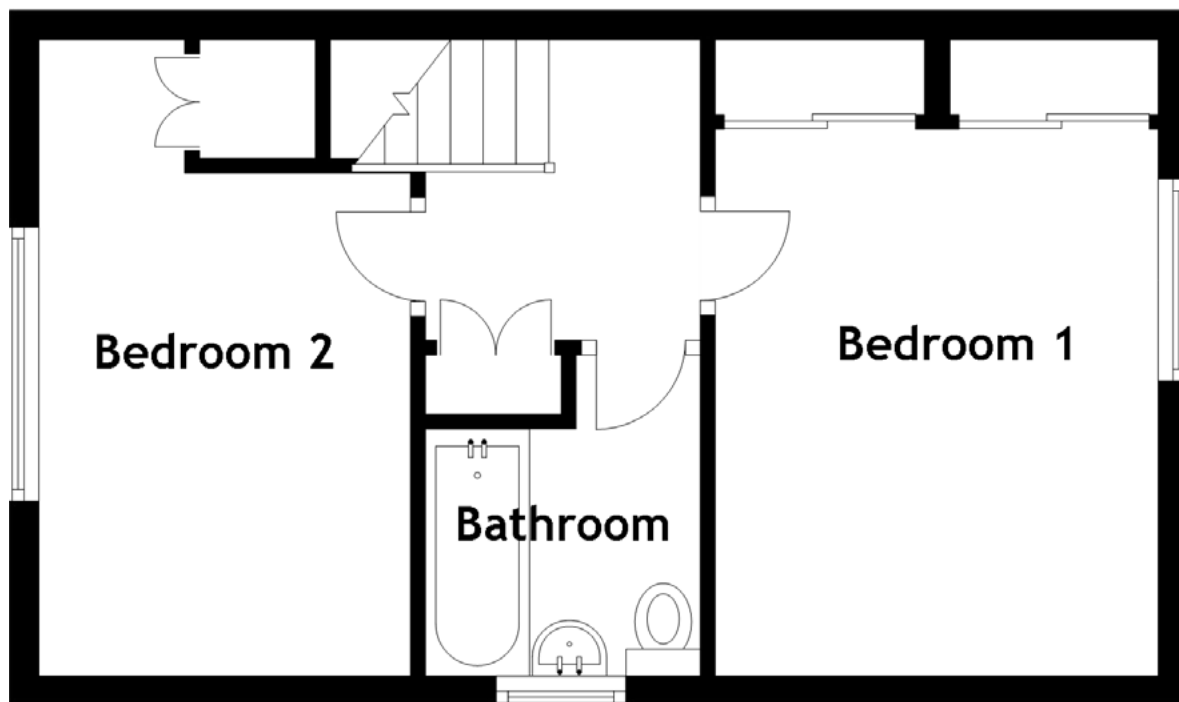
**bedroom 2**





## the bathroom





Approximate Dimensions  
(Taken from the widest point)

Lounge	4.46m (14'8") x 4.28m (14'1")	Bathroom	2.16m (7'1") x 1.85m (6'1")
Kitchen/Diner	4.26m (14') x 2.97m (9'9")		
Bedroom 1	3.64m (11'11") x 2.98m (9'9")	Gross internal floor area (m <sup>2</sup> ): 66m <sup>2</sup>	
Bedroom 2	4.27m (14') x 2.50m (8'2")	EPC Rating: C	









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The property is well-positioned within the village of Easthouses on the edge of Dalkeith and is well placed for access to local amenities.

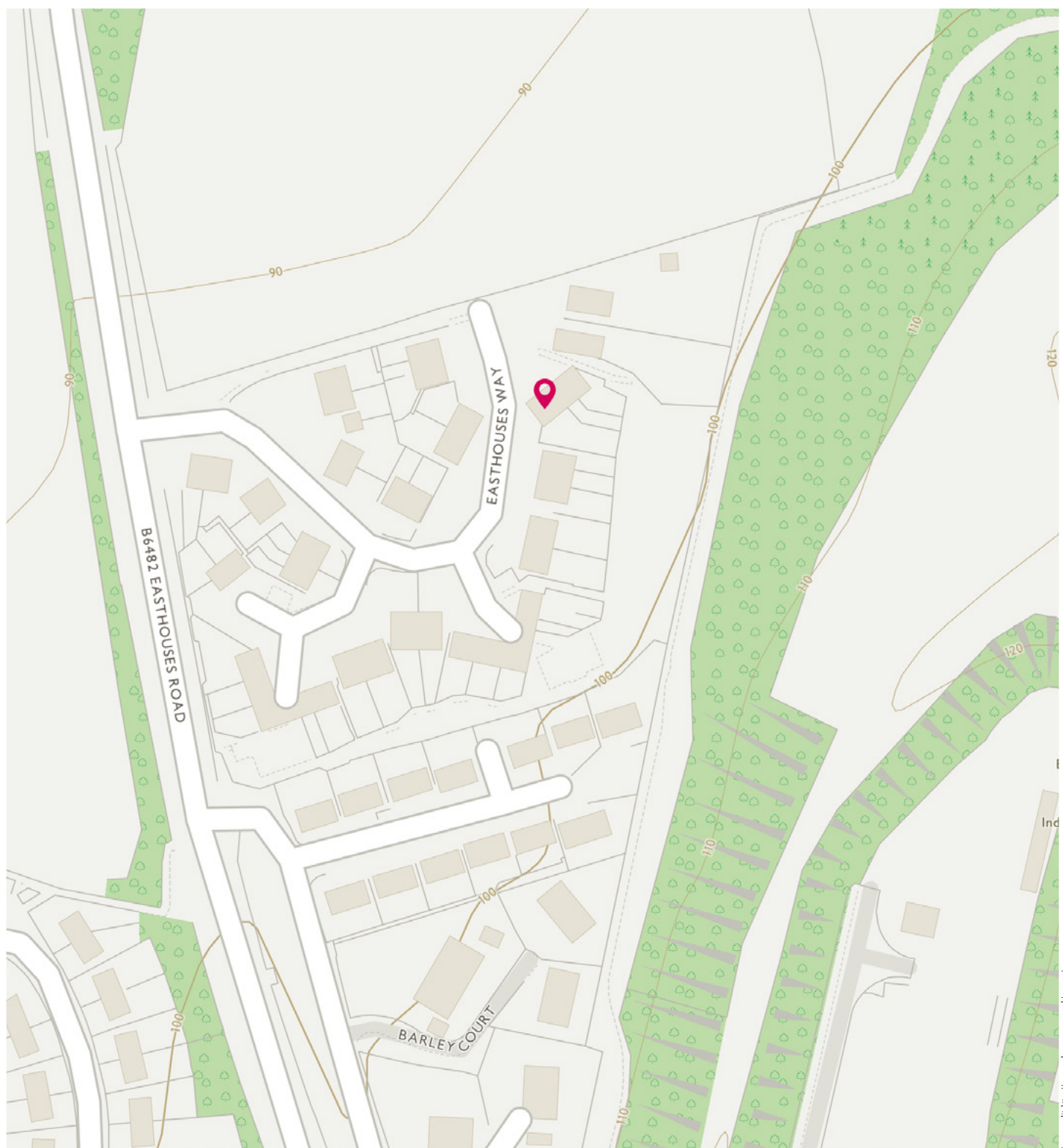
Dalkeith is a thriving town in the county of Midlothian approximately eight miles from Edinburgh's city centre, which is the capital of Scotland, a thriving metropolitan city. It is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the 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. The City Bypass can be reached in a matter of a few minutes and every major trunk route is within easy reach. Dalkeith may therefore be a convenient location for anyone requiring to travel throughout the motorway networks of east, west and central Scotland.

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## The Location





# McEwan Fraser Legal

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