

29 Kippielaw Park

DALKEITH, MIDLOTHIAN, EH22 5AL



Spacious four-bedroom end-terraced home in Dalkeith with fantastic potential, private gardens and flexible family living space



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McEwan Fraser Legal is delighted to present this four-bedroom end-terraced house in Dalkeith, offering a wonderful opportunity for buyers looking to put their own stamp on a property. While the home would benefit from modernisation and upgrading, it boasts excellent proportions, a flexible layout, and huge potential to become a fantastic family home.

THE LIVING/DINING ROOM



The ground floor features a large, bright living and dining room which provides ample space for relaxing and entertaining, alongside a well-sized kitchen with direct access to the rear garden. The ground floor is completed by a family bathroom.

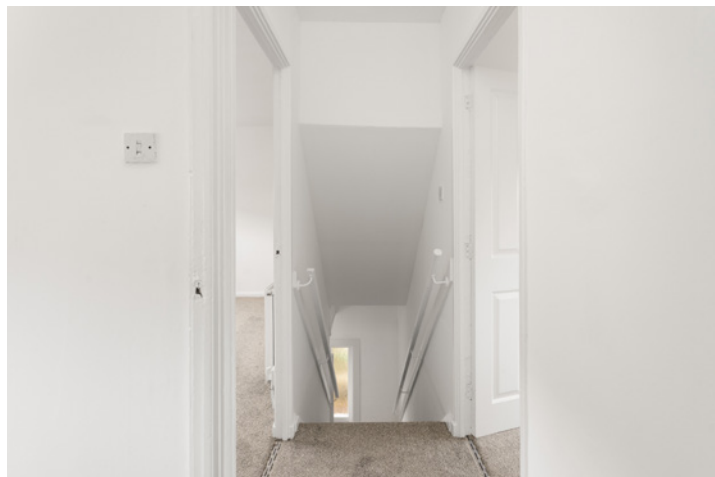
THE KITCHEN



THE BATHROOM



Upstairs, there are four generous bedrooms, all located on the same level, making this an ideal home for families.



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



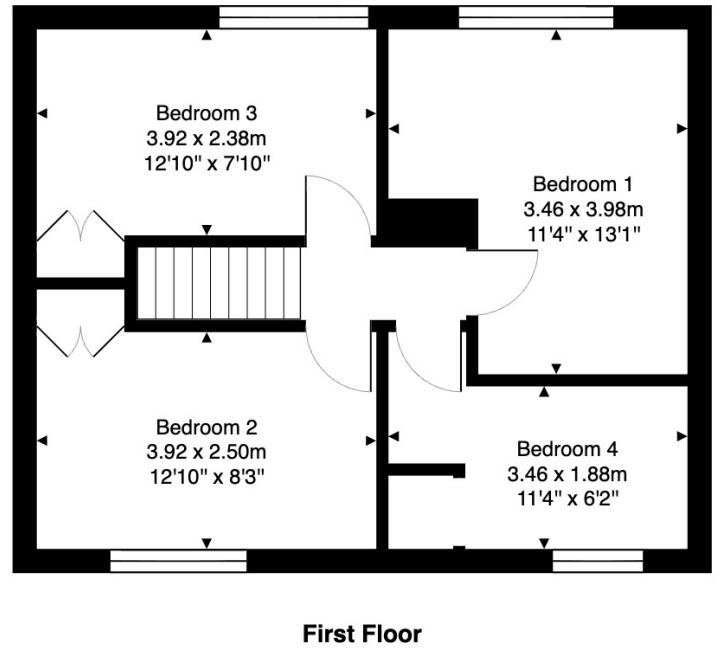
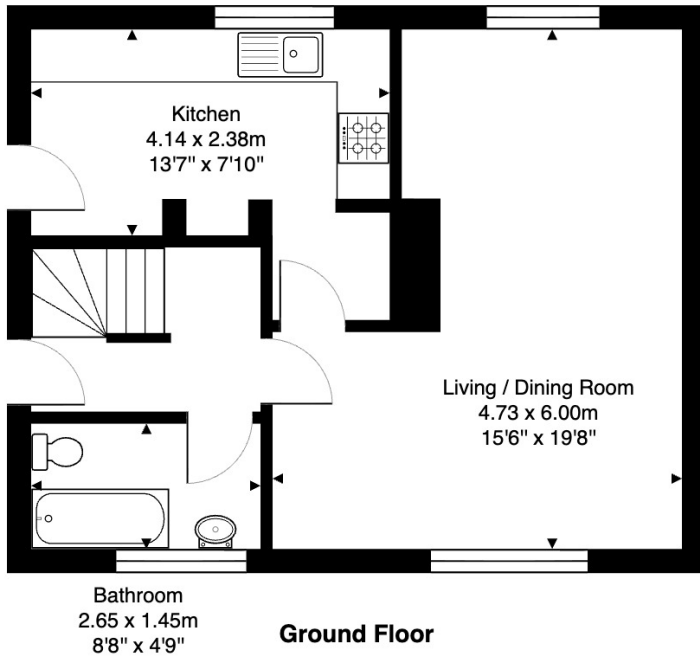
Externally, the house benefits from both a private front and rear garden, with the rear offering plenty of outdoor space for children to play, gardening, or family gatherings.

With its generous layout, private gardens, and potential to be transformed into a lovely family home, this property represents an excellent opportunity in a sought-after area.

EXTERNALS

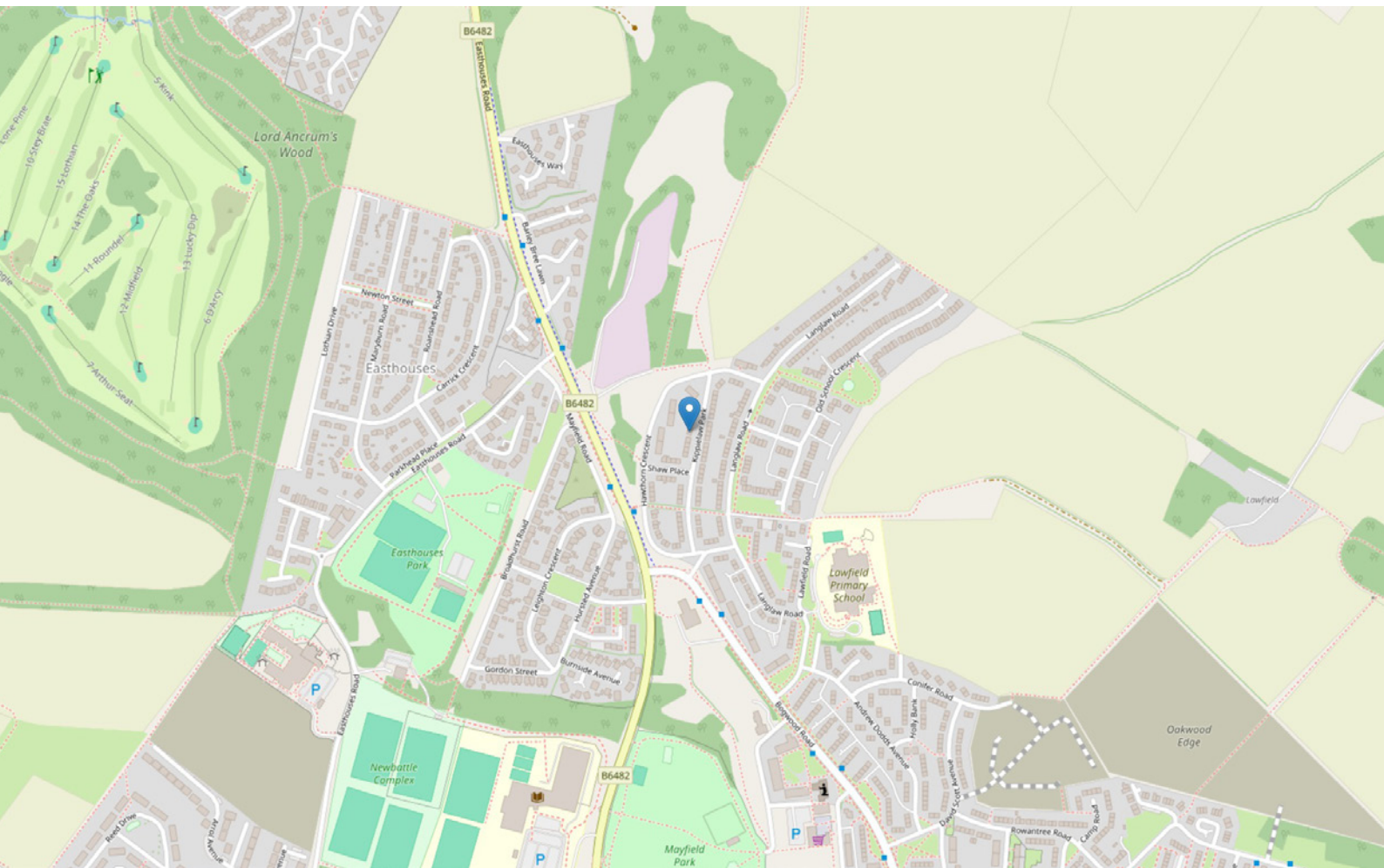


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 90m² | 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 who needs 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.



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