




McEwan Fraser Legal

Solicitors & Estate Agents

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12 Barley Bree Lane

DALKEITH, MIDLOTHIAN, EH22 4UD



DALKEITH MIDLOTHIAN

EH22 4UD

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.

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. 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.





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BARLEY BREE LANE

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McEwan Fraser Legal is delighted to present this four bedroom detached villa in Easthouses, Dalkeith. The property is in true walk-in condition. This detached family home showcases well-proportioned rooms throughout, as well as private gardens. Inside, the property comprises of:

- Fully equipped kitchen with wall and base units, integrated gas hob, electric oven and extractor hood,
- Spacious open living/dining area with oak flooring and french doors to the rear garden
- Four spacious double bedrooms all with built-in mirror wardrobes and one master en-suite shower room
- A partially tiled family bathroom with jacuzzi bath, hand shower and towel radiator
- Modern ground floor shower-room with jet shower, WC and a towel radiator.

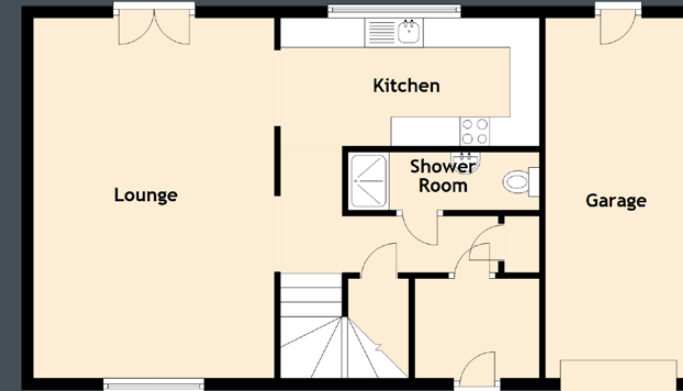
The property further benefits from storage cupboards, gas central heating, triple glazed windows, an integral garage with driveway and laid lawn garden to the front. The secure south facing garden to the rear completes the property with laid lawn and paved patio area. This is a rare opportunity to acquire a spacious family house in a small modern development.





DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.10m (20') x 4.12m (13'6")
Kitchen	4.43m (14'6") x 2.19m (7'2")
Bedroom 1	3.85m (12'8") x 2.80m (9'2")
En-suite	2.37m (7'9") x 1.86m (6'1")
Bedroom 2	4.37m (14'4") x 2.49m (8'2")
Bedroom 3	3.46m (11'4") x 2.79m (9'2")
Bedroom 4	3.46m (11'4") x 2.49m (8'2")
Bathroom	2.37m (7'9") x 2.06m (6'9")
Shower Room	3.27m (10'9") x 0.99m (3'3")
Garage	6.15m (20'2") x 2.50m (8'2")

Gross internal floor area (m²): 125m² | EPC Rating: C

Extras (Included in the sale): All fixtures, fittings, floor coverings and integrated appliances. Please note, other items may be available through separate negotiation.

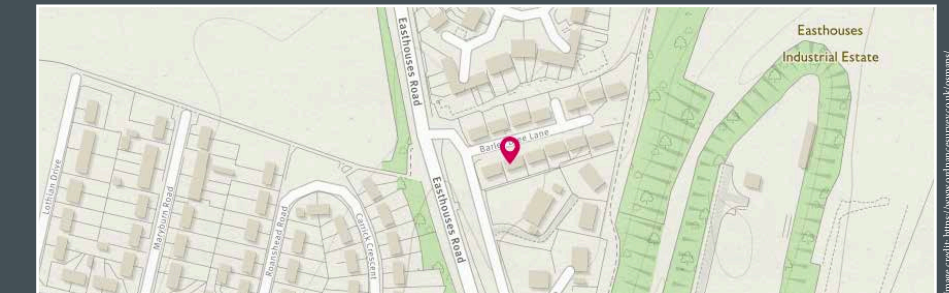
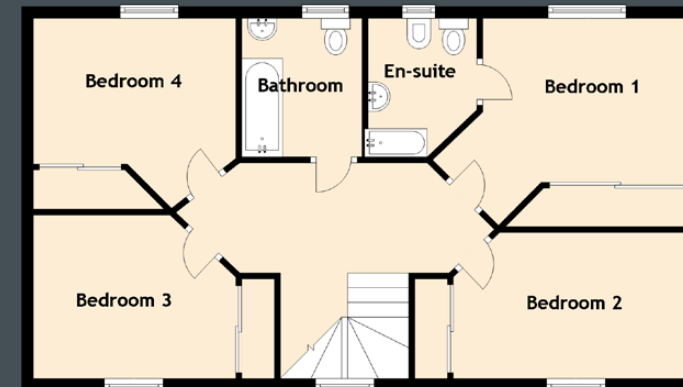


Image credit: <https://www Ordnance Survey.co.uk/omaps/>




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**Part
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Text and description
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Surveyor



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Photographer



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