

COULTERS<sup>®</sup>

WELCOME TO:  
RYNDALE DRIVE

12 Ryndale Drive, Dalkeith, EH22 2EL



## RYNDALE DRIVE AT A GLANCE:



Residential  
Dalkeith area



Semi-detached  
New Build



Open kitchen/dining  
room with garden access



City centre in  
walking distance



Private enclosed  
rear garden



Well-regarded  
schooling close by

## EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Set in a popular and well-established, residential development in the heart of Dalkeith, this is a most appealing semi-detached three-bedroom property with private front and rear gardens. Well-proportioned it offers contemporary styled accommodation in pristine walk-in condition spanning two floors. It is only a 30-minute commute to the city centre and near to local leisure and retail amenities, outdoor spaces, and well-regarded schooling. This is an ideal family home, and an excellent opportunity.

- Spacious front facing lounge with stylish contemporary interior including tiled flooring and wall-mounted living flame fire
- A modern dining/kitchen overlooking the private rear garden, with grey wall and floor storage and marble effect worktops. Integrated appliances include fridge/freezer, dishwasher, oven, and hob. Benefits from direct access to the rear garden offering an ideal family living and entertaining space
- A useful downstairs tiled WC with washbasin
- A well-appointed principal double bedroom with large built-in cupboard
- Two further double bedrooms both with plush carpeting and rear garden views
- Attractive family bathroom with three-piece white suite
- Enclosed rear garden with an easy to maintain Astroturf lawn, patio and decked seating area
- Neat front garden with well-established shrubs
- Gas central heating and double glazing throughout
- Single driveway and on street parking



## LOCATION, LOCATION, LOCATION:

Located in Midlothian and only a short thirty-minute commute to Edinburgh, Dalkeith is a popular town for professionals and families alike.

The town centre features all the amenities you would expect, including an Aldi supermarket and Sainsburys Local within walking distance of the property, as well as bars, restaurants, and cafés. Straiton Retail Park and Fort Kinnaird Retail Park are just over ten minutes away by car, with well-known retailers, cafés and an Odeon at the latter.

Leisure options are available at Dalkeith Country Park, a five-minute drive, where you can enjoy peaceful walks and the kids will love the Fort Douglas play park. Cowden Park with playpark is a ten-

minute walk. Dalkeith Community Leisure centre offers a swimming pool, fitness suite, Astro, and games halls.

Well-regarded primary and secondary schooling is available and includes Dalkeith High School and St David's RC Primary School. Edinburgh private schooling is a short commute and Loretto School is 15 minutes away in nearby Musselburgh.

There are frequent bus services into Edinburgh. Regular train services operate from nearby Eskbank into Edinburgh in 20 minutes, and the City Bypass provides easy access to Edinburgh and other motorway networks which link to Edinburgh Airport and the Forth Road Bridge.



## FLOOR PLAN:



12 Ryndale Drive, Dalkeith, EH22 2EL

Approx. Gross Internal Area

941 Sq Ft - 87 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
HEAR FROM YOU:

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