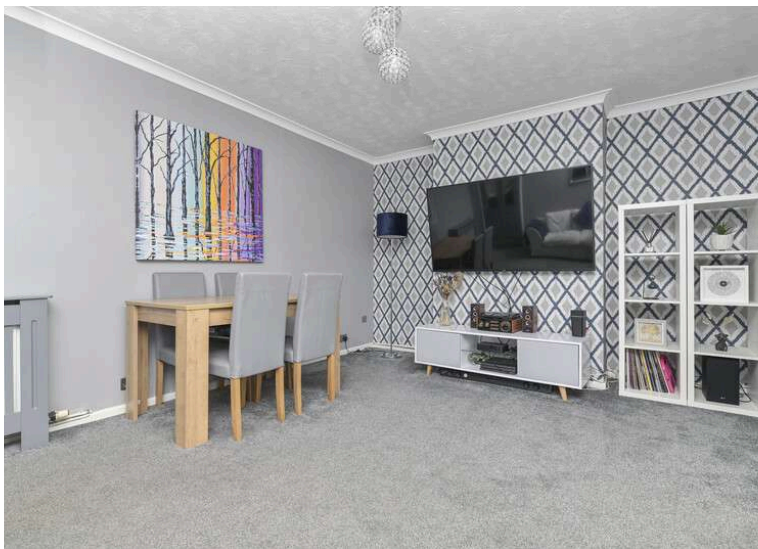




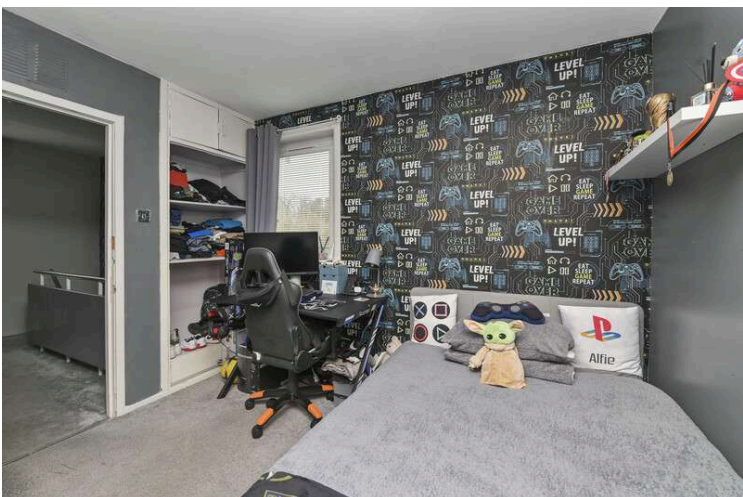
8 Lothian Drive, Easthouses, Dalkeith, Midlothian, EH22 4HB

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Another great opportunity in this rarely available location. McDougall McQueen are delighted to present to the market this spacious three-bedroom semi-detached house, situated in a quiet street with wonderful open outlook in the popular Easthouses area of Dalkeith Midlothian. The property is presented to the market in excellent condition having been modernised and improved throughout the years by its current owners to provide superb family accommodation. Offering good sized beautifully landscaped garden grounds to the front, side and rear with a large Monoblock driveway space to the front. The property is well placed for all local amenities and would make an ideal commuter base as it provides easy access to Edinburgh, the City By-Pass and the Scottish Motorway Network.

- Sought after yet quiet residential location
- Completely refurbished and modernised property in turn key condition
- Hallway with under stair store
- Spacious living and dining room with large picture window to the front
- Fitted breakfasting kitchen with a range of wall and base units. Breakfast bar with grey units and stardust effect worktops. Ceramic hob, extractor, double oven, integrated fridge freezer and integrated washing machine
- Ground floor family bathroom with shower over the bath,
- Upper hallway with window to the front
- Main bedroom with front facing window and built-in storage
- Bedroom two with window to the rear
- Bedroom three with dual aspect windows and built-in storage
- Gas central heating
- Recently fitted double glazing
- Large driveway space and parking for several cars
- Electric vehicle charger
- Excellent sized private garden grounds to the front, side and rear which have been landscaped and are ideal for outside entertaining



## Location

Easthouses is located on the outskirts of Dalkeith with good local primary and secondary schooling, a wide range of convenience shopping together with a variety of leisure and recreational facilities and all the usual amenities. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian Towns. Local train stations operating between the Borders and Edinburgh are nearby, and the city bypass is within easy reach linking with the wider Scottish Motorway Network, making the area a popular choice with commuters.

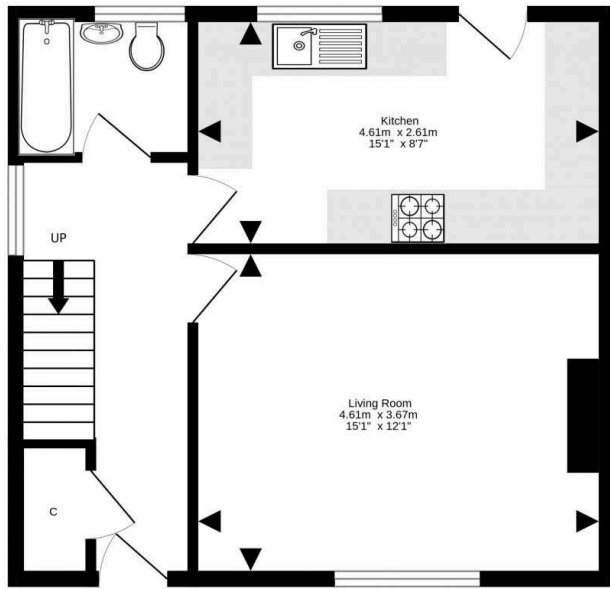
## Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.

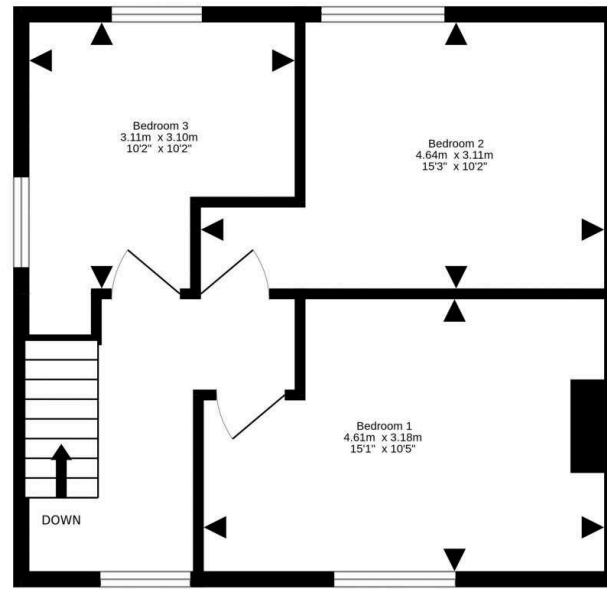
## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



Ground Floor



1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

