



27 Wester Kippielaw Green, Dalkeith, EH22 2GF

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



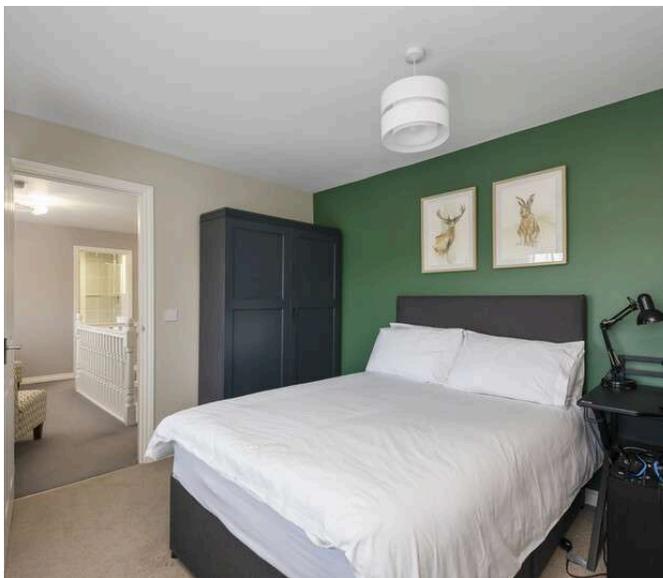
Perfectly placed within the desirable Scholars development lies this handsome detached property, built by Taylor Wimpey in 2017 and lovingly upgraded to create the perfect family home by the current owners. The location has a wonderful balance of access to amenities including schooling from nursery to secondary level and a woodland backdrop meaning walks are plentiful. Externally there are glorious, manicured gardens to the front & rear, the rear is the perfect entertaining space with a tiered arrangement of patio, lawn and raised deck with a barbecue area. It's also fully enclosed making it ideal for children's play. The multi car driveway and detached double garage complete the home.

- Welcoming reception hall with centre staircase
- Bright lounge which leads to a sunny garden room
- Stunning open plan kitchen/diner with

- range cooker and patio doors to the garden
- Utility/Laundry room
- Snug/Family room







- Principal Bedroom with double robes and ensuite
- Second Bedroom also with and ensuite and fitted wardrobe
- Two further double bedrooms
- Family bathroom & downstairs Cloakroom W/ C.
- Gallery style landing with sitting area
- Landscaped gardens
- Double garage and driveway
- Lots of storage including a large attic space





## Location

The property is in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned in an ideal location to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, Lidl, Aldi, and the usual range of banks, building societies and post office facilities. Leisure wise the choice is excellent and includes several bars, restaurants, and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park and numerous golf courses are close by, and the surrounding countryside will undoubtedly afford hours of pleasure. Schooling is well catered for from nursery to senior level. An efficient public transport network operates throughout Dalkeith and further afield and the city by-pass provides easy access to the surrounding areas of Edinburgh and other motorway networks. The Borders and Edinburgh rail link also has many stations nearby providing easy access to Edinburgh city centre within 20 minutes.

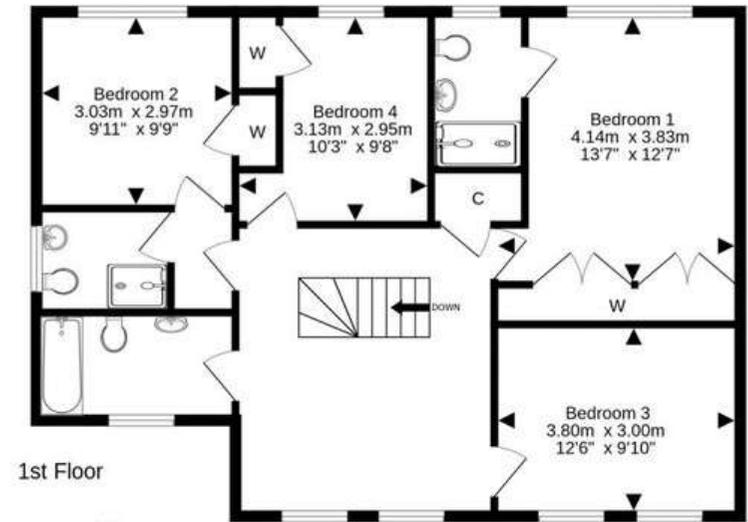
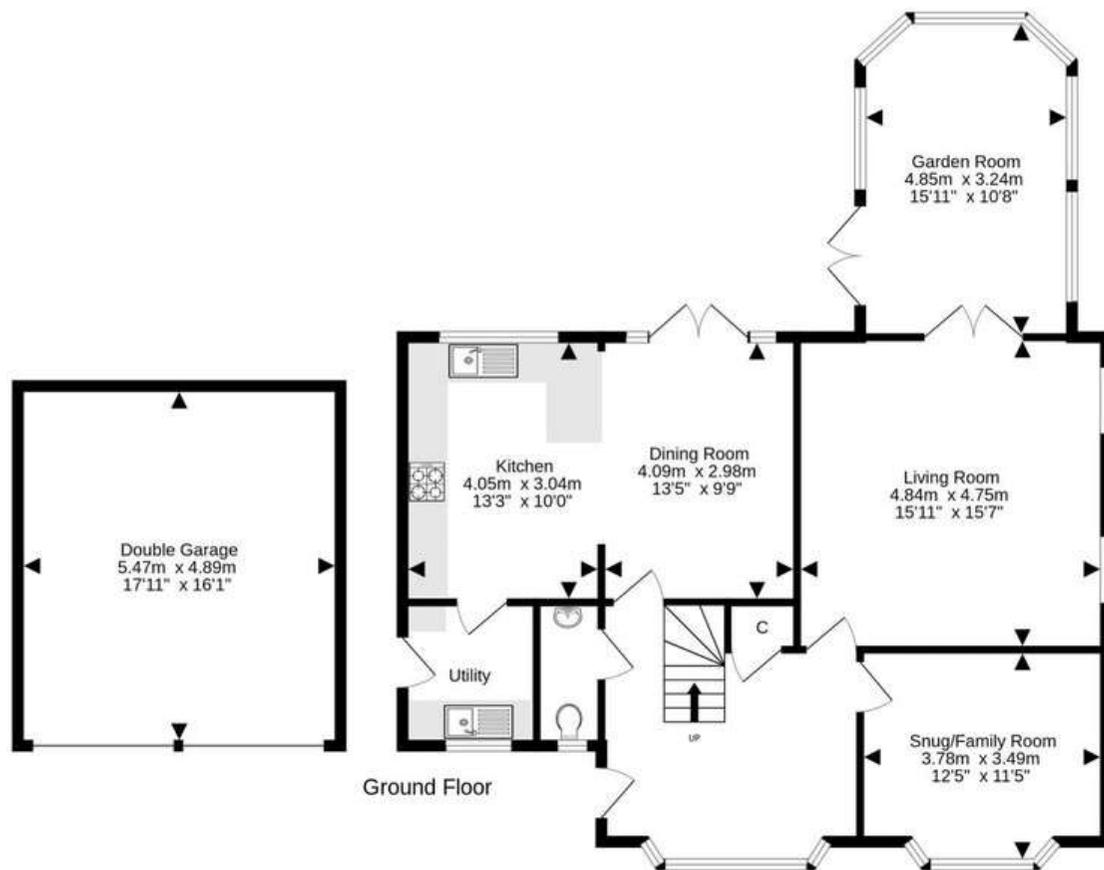
## Extras

All floor coverings, blinds, integrated microwave and dishwasher, cooker, hood, fridge freezer, washing machine and tumble dryer. There are some items available by separate negotiation including the hot tub and air source pump.

## Price & Viewing

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

## EPC Band - B



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.  
Made with Metropix ©2024

Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546  
 Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



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.