



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**36 EASTER LANGSIDE CRESCENT**

Dalkeith, Midlothian, EH22 2FL



Enjoying a sunny living room, a dining kitchen, three bedrooms, an en-suite shower room, and a bathroom, (plus a WC), all enhanced by modern, neutral interiors, as well as a large, sunny garden and a private driveway, this semi-detached house is located within a modern development in Dalkeith. The house lies close to the town's excellent amenities, schools, and transport links, promising a desirable home for families, couples and professionals looking for a well-connected home with essential facilities close by.

Extras: Integrated kitchen appliances comprising an oven, a hob, an extractor hood, and a fridge/freezer will be included in the sale. Freestanding appliances. Window blinds are also included. Please note, no warranties or guarantees shall be provided for the appliances.



## FEATURES

- Semi-detached house in Dalkeith
- Attractive, modern development
- Well-presented, neutral interiors
- Entrance hall with storage and WC
- Southeast-facing living room
- Contemporary dining kitchen
- Two double bedrooms
- One single bedroom
- En-suite shower room
- Separate bathroom
- Large, sunny rear garden
- Private driveway
- EPC Rating - C
- Council Tax Band - C







"TWO DOUBLE BEDROOMS,  
AN EN-SUITE SHOWER ROOM  
AND ONE SINGLE  
BEDROOM"

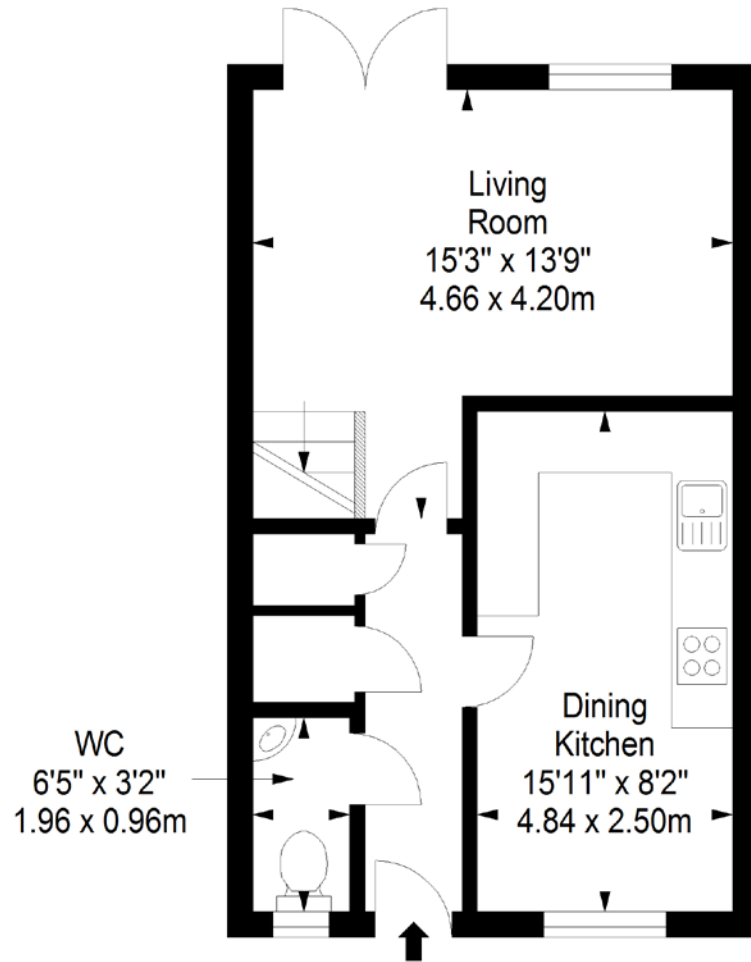




# FLOORPLAN

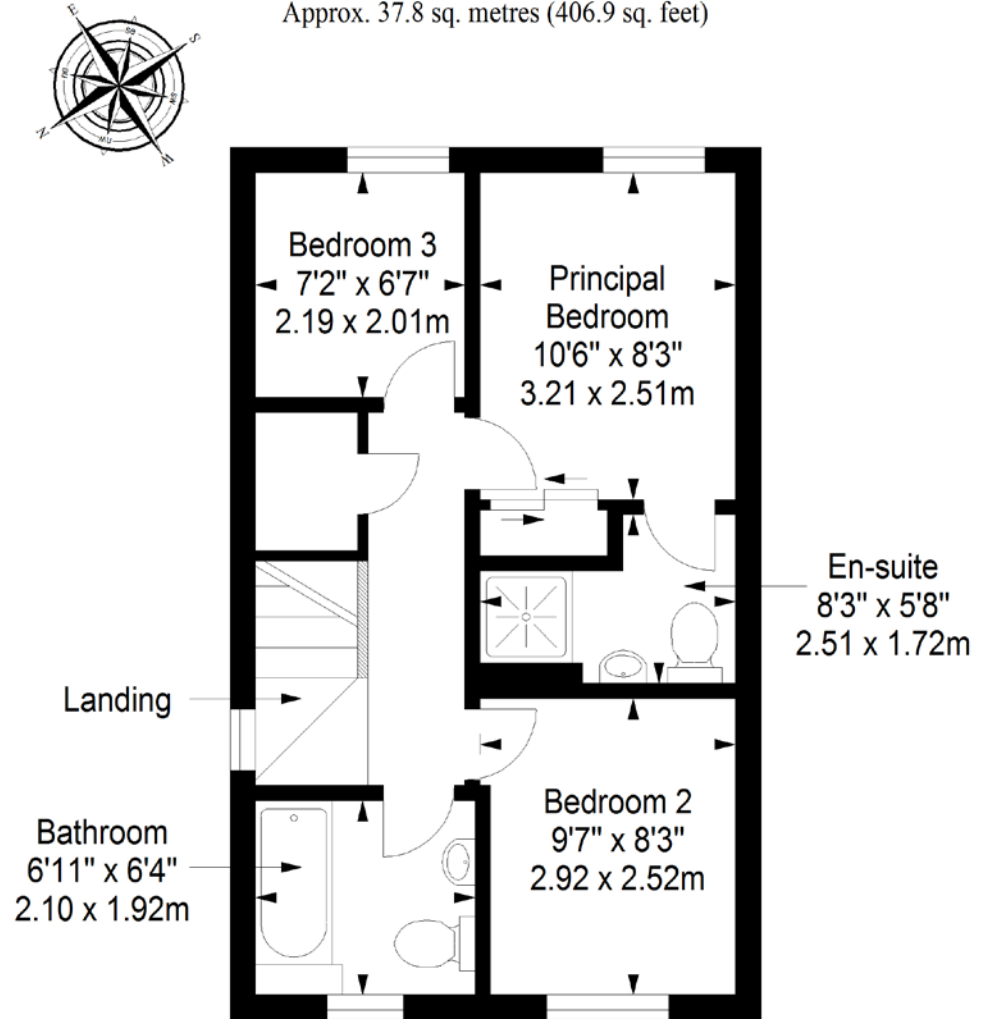
## Ground Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



## First Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



Total area: approx. 75.6 sq. metres (813.8 sq. feet)



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GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000



## BORDERS

01890 880 008



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