

**11 Wester Kippielaw Court  
Dalkeith, EH22 2GB**

OFFERS OVER £220,000



drummondmiller





- Well situated end terraced villa in quiet cul-de-sac
- Living/dining room with French doors
- Downstairs toilet and modern kitchen/dining room with integrated appliances
- 3 bedrooms and bathroom
- Gas central heating and double glazing
- Allocated parking bay and sunny fully enclosed garden
- Landscaped development beside St David's Primary School
- Popular commuter base with excellent transport links
- EPC C

### Description

Situated within a quiet, child safe cul-de-sac setting, 11 Wester Kippelaw Court is an attractively designed end terraced villa privately built by Taylor Wimpey in 2016. The property is more spacious than average and boasts a practical and interesting layout (91sqm) which incorporates good in-built storage. There is a pleasant living room with French doors which open onto the garden. The impressive fitted kitchen/dining room boasts a bay window and also has a garden door. There is a bright downstairs toilet with wash hand basin and W.C. On the upper floor are 3 double bedrooms, with the master having an en suite plus a bright family bathroom with shower over bath. The attic is partially floored.





### Central Heating and Double Glazing

Gas central heating is complemented by uPVC double glazing.

### Garden and Parking

The property benefits from an easily maintained front garden whilst the rear garden is very sunny and fully enclosed by high-level timber fencing. There is a timber shed and an allocated parking bay a few steps away from the house.

### Maintenance Fee

A cost of approximately £40 per quarter for the communal green spaces is payable to Hacking and Paterson Management.

### Location

The property occupies a prime position within a child-safe cul-de-sac. This self-contained modern estate is attractively landscaped and encircled by mature trees creating an almost 'hide-away' yet central setting. The historic town of Dalkeith located on the A68 (8 miles from Edinburgh) has evolved into a popular choice for commuters. Very ready access is gained to the City Bypass and other major road networks. Excellent bus services operate and there is a rail station with connections into central Edinburgh. The town has a thriving centre with numerous amenities including two large supermarkets and Schools Community Camp. Dalkeith Country Park, golf courses and other activities can also be found within a 5-minute drive away.

### Valuation

The property has been valued at £230,000 and the Home Report is available from the ESPC web site.

### EPC and Council Tax

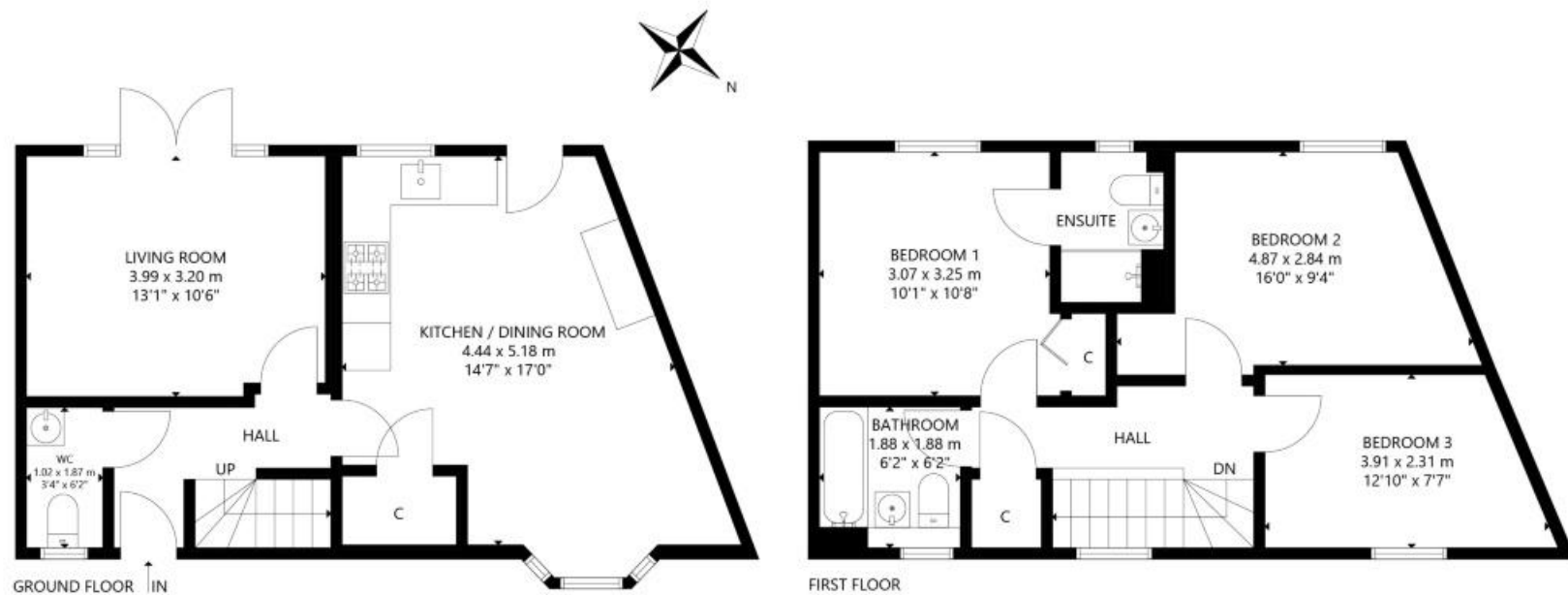
The property has a C rated Energy performance Certificate and lies in Council Tax band E.

### Extras

The integrated fridge/freezer, washing machine and dishwasher (Isn't operational – needs repaired) plus built-in oven, gas hob and hood, blinds and garden shed are included in the sale price.

### Viewing

To view telephone Agents 0131 229 3399 (or 07595 820611 out with office hours).



11 WESTER KIPPELAW COURT, DALKEITH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 985 SQ FT / 91 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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