



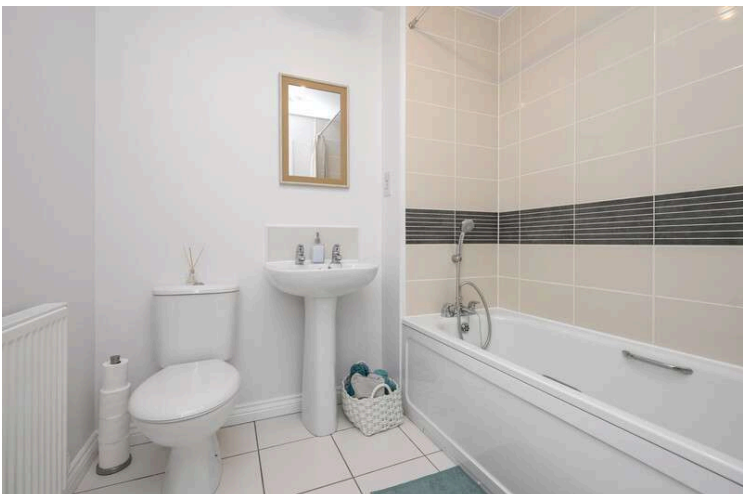
62 Easter Langside Drive, Dalkeith, Midlothian, EH22 2FH

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



Rare opportunity to purchase a property of this design and layout in this established modern residential estate. McDougall McQueen are delighted to present to the market this spacious, modern three-bedroom terraced townhouse house, offering well designed accommodation and occupying a prominent position within a much sought after modern development on the outskirts of Dalkeith. Being in close-proximity and walking distance to all schooling and local amenities we feel this property is ideal for those with families, first time buyers or professional couples. This modern property built around 2015 has garden grounds to the front and rear, complete with allocated, visitor and ample on street parking. We are sure it will prove to be a very popular choice for many house buyers and we would recommend viewing at your earliest convenience.

- Entrance hallway with stairs to the first floor
- Ground floor WC
- Modern kitchen with front facing window, a range of modern wall and base units, gas hob, double oven, stainless steel splashback, extractor, integrated washing machine and dishwasher
- Living and dining room featuring French doors with side panels providing rear garden access
- First floor hallway with front facing window
- Bedroom two with rear facing window
- Bedroom three with front facing window
- Family bathroom with three-piece white suite with shower attachment wc and sink
- Top floor landing
- Gorgeous main bedroom with twin Velux windows to the rear, fitted wardrobes, store cupboard and loft access
- Lovely en-suite shower room with double shower base, electric shower, wc and sink with feature dormer window to the front
- Gas central heating with Hive controller & Double glazing
- Alarm system
- Allocated parking with additional ample on-street parking
- Lovely garden grounds, ideal for outside entertaining



## Location

The property is located in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned, being part of a modern new development to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, 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.

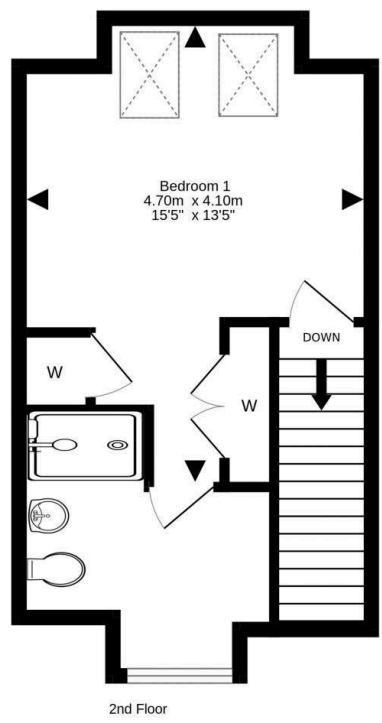
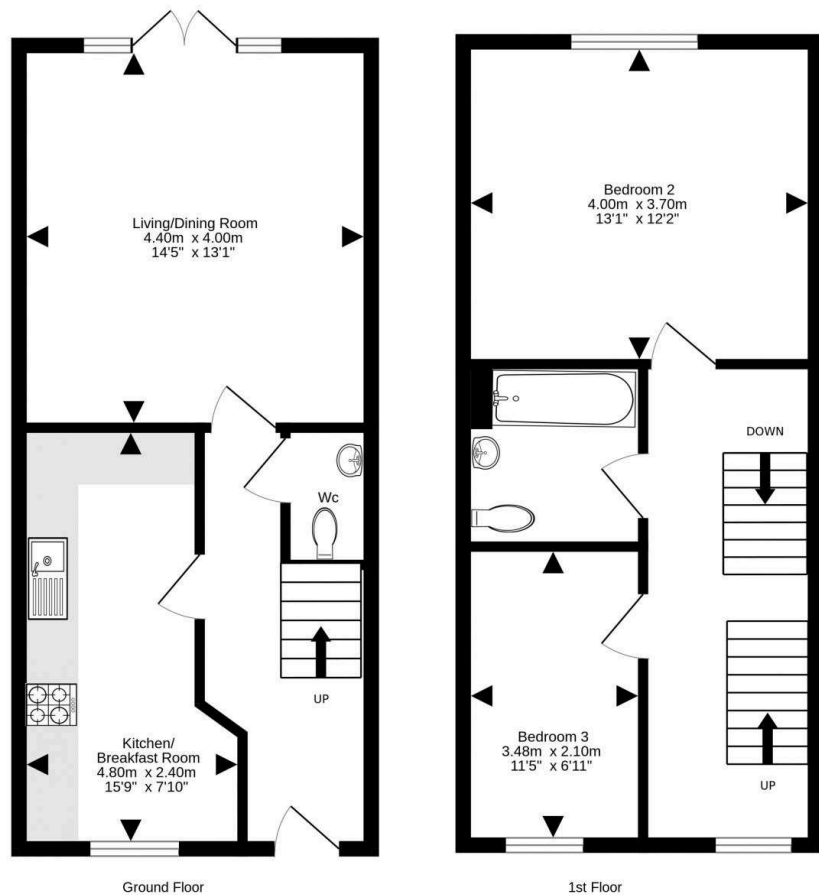
## Extras

Included in the sale are: Floor coverings, light fittings, blinds, and all integrated appliances. Other items may be available by negotiation. No warranty applies to any integrated appliance, free standing white goods or any other movable items included in the sale.

## Price & Viewing

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

## EPC Band - C



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 ©2023



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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.

