

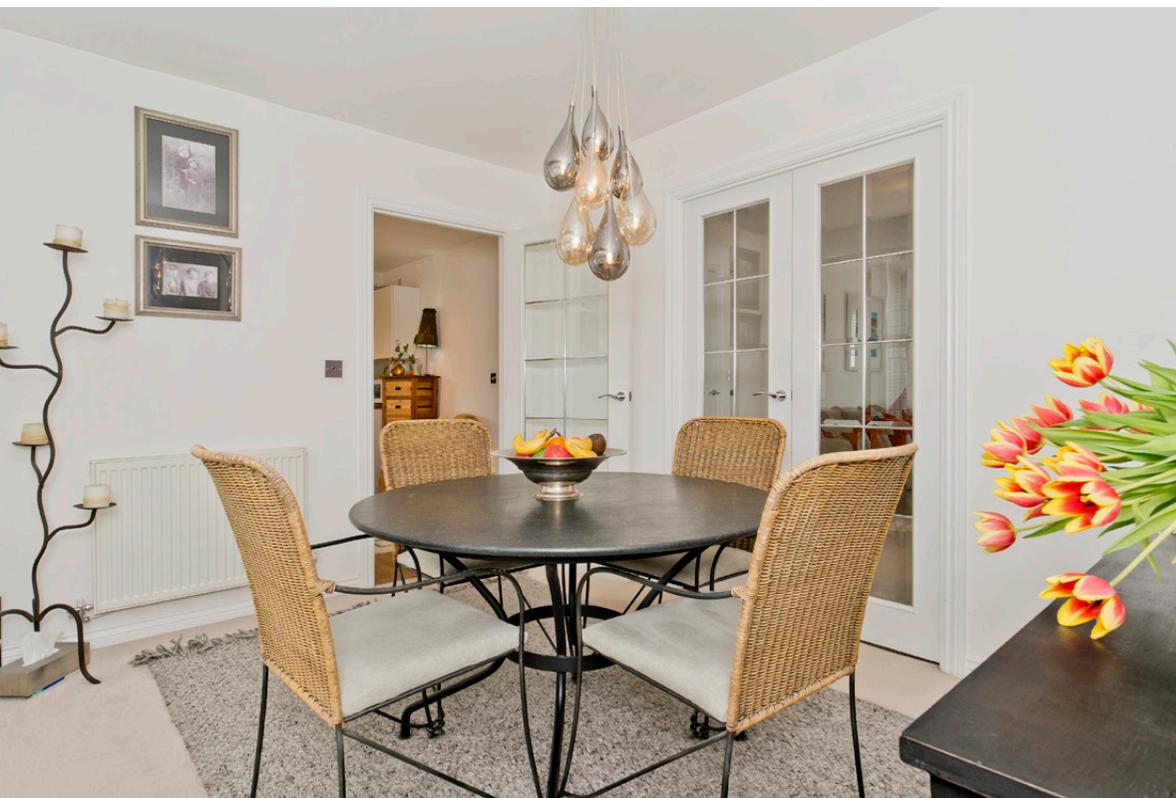


GILSON GRAY

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75 EASTER LANGSIDE CRESCENT

Dalkeith, Midlothian, EH22 2FN



Covering over 1,955 square feet, this executive, five-bedroom, detached house is an exceptional family home for those who require an abundance of space and substantial storage. It is presented with neutral interior design and with high-quality fixtures and fittings; plus, it has generous private parking and a beautiful landscaped garden. Furthermore, the property forms part of an exclusive development, situated by open countryside on the rural outskirts of Dalkeith, yet still within easy reach of amenities and schools and with the benefit of nearby country walks. The home also backs onto open fields and enjoys views to the Firth of Forth, Edinburgh Castle, and the Pentland hills.

Inside, an inviting hall provides under-stair storage and a WC before turning left into the living room. Here, minimalist-inspired decoration creates an elegant aesthetic that is easy to style. It is spacious for comfy lounge furniture and brightly illuminated by a picture window. Plus, there is a log-burning stove for cosy evenings. Double doors lead from this reception area into a well-proportioned dining room for family meals.

FEATURES

- An exceptional detached house
- Covering over 1,955 square feet
- Part of an exclusive development
- Semi-rural setting in Dalkeith
- Entrance hall with storage and WC
- Living room with a log burner
- Well-proportioned dining room
- Stylish breakfasting kitchen/snug
- Well-appointed utility room
- Four airy double bedrooms
- Versatile office/5th bedroom
- Two quality en-suite shower rooms
- Modern 4pc family bathroom
- Substantial storage facilities
- Landscaped front and rear gardens
- Integrated garage and double driveway
- EPC rating - C
- Council Tax Band - F





Accessed from here or the hall, the breakfasting kitchen and snug share a large open-plan layout, extending into the garden via French doors. This stylish space is equipped with modern cabinets and generous worksurfaces, which incorporate a breakfast peninsula. The sleek and sophisticated look is finished by seamlessly integrated appliances. A well-appointed utility room also supplements the kitchen. The five bedrooms are upstairs off a landing with storage. They are comprised of four airy doubles (three of which are equipped with built-in wardrobes) and a versatile single that is currently arranged as an office. Finished with light décor and plush carpeting, each room continues the home's high standards. In addition, the principal and second bedrooms both come with quality en-suite shower rooms. The remaining bedrooms are served by a modern family bathroom, fitted with storage and a four-piece suite (including a separate shower cubicle). The home is secured by a fully-fitted house/intruder alarm, with window and door sensors and an optional call-out facility.

Outside, the property is flanked by landscaped gardens with outdoor down lighting to the front and rear. The fully-enclosed rear garden is particularly impressive, featuring a southwest-facing aspect, a neat lawn, mature planting, a water feature, and a dining patio. In addition, there is a double driveway and an integrated double garage, one half of which has been converted into generous storage.

Extras: all fitted floor coverings, window blinds, light fittings, integrated appliances (gas hob, oven, dishwasher, fridge, freezer and washing machine) to be included in the sale.



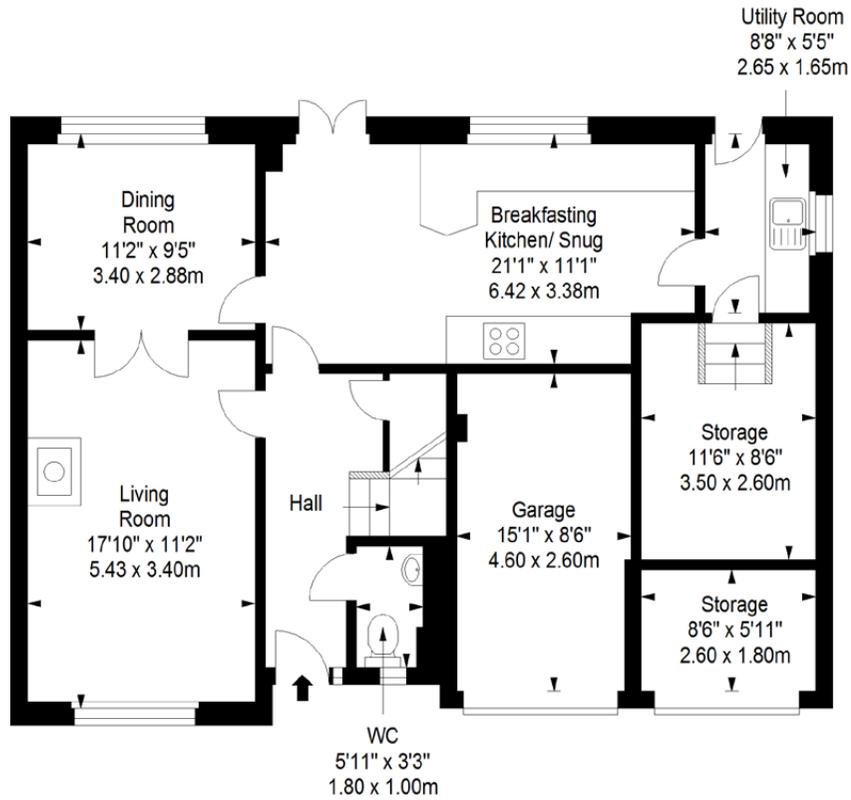


DALKEITH, MIDLOTHIAN

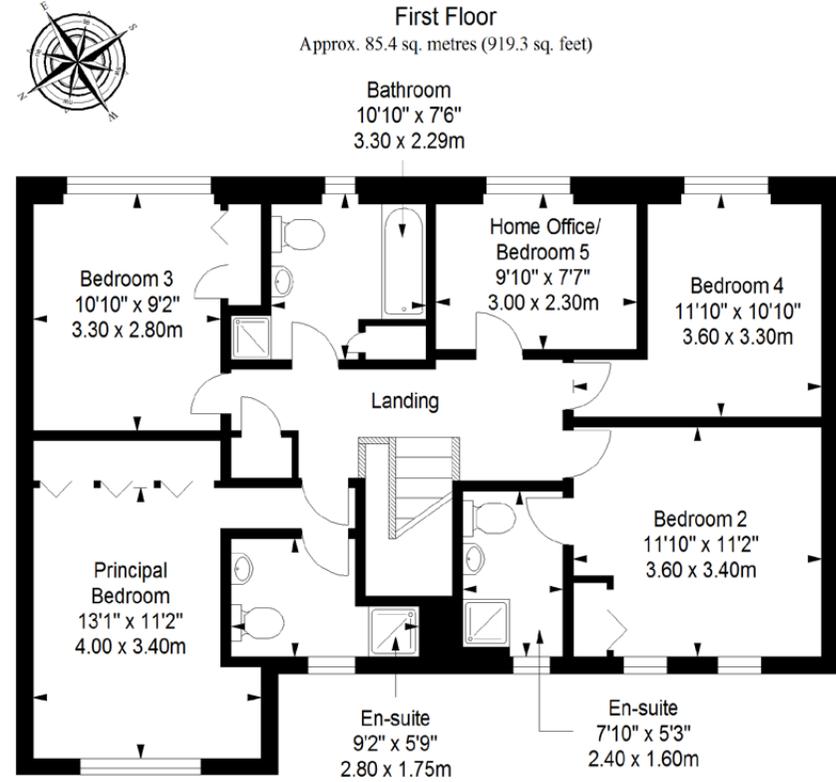
Nestled in the beautiful Midlothian countryside, yet just eight miles southeast of Edinburgh, the historic town of Dalkeith has seen its popularity soar in recent years, thanks to the reopening of the Borders Railway between the Scottish Borders and Edinburgh, calling at Eskbank station. With its picturesque setting between the northern and southern forks of the River Esk, not to mention fantastic transport links and local amenities, Dalkeith is an ideal choice for families and professionals looking to escape the hustle and bustle of the capital. In the traditional town centre a diverse blend of independent shops and high-street retailers cater for everyday essentials, and these are supplemented by several large supermarkets nearby. Residents of Dalkeith also have no shortage of outdoor pursuits right on their doorstep, from tranquil riverside walks to a relaxed round of golf at one of the many prestigious courses nearby. Dalkeith Country Park also promises a fun-filled family day out, with activities for all ages and interests, including Fort Douglas – a woodland adventure playground of tree houses, bridges and secret tunnels! Excellent nursery and primary education is provided at a choice of local primary schools, followed by secondary education at the purpose-built Dalkeith Schools Community Campus, which accommodates Dalkeith High School and St. David's Roman Catholic High School. Dalkeith is exceptionally well connected, owing to comprehensive public bus services and rail links between Eskbank station and Edinburgh Waverley. Close proximity to Edinburgh City Bypass also allows convenient travel to Edinburgh International Airport and the M8/M9 motorway network.

FLOORPLAN

Ground Floor
Approx. 96.3 sq. metres (1036.6 sq. feet)



First Floor
Approx. 85.4 sq. metres (919.3 sq. feet)



Total area: approx. 181.7 sq. metres (1955.9 sq. feet)



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