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7, EASTER LANGSIDE COURT

DALKEITH EH22 2FG



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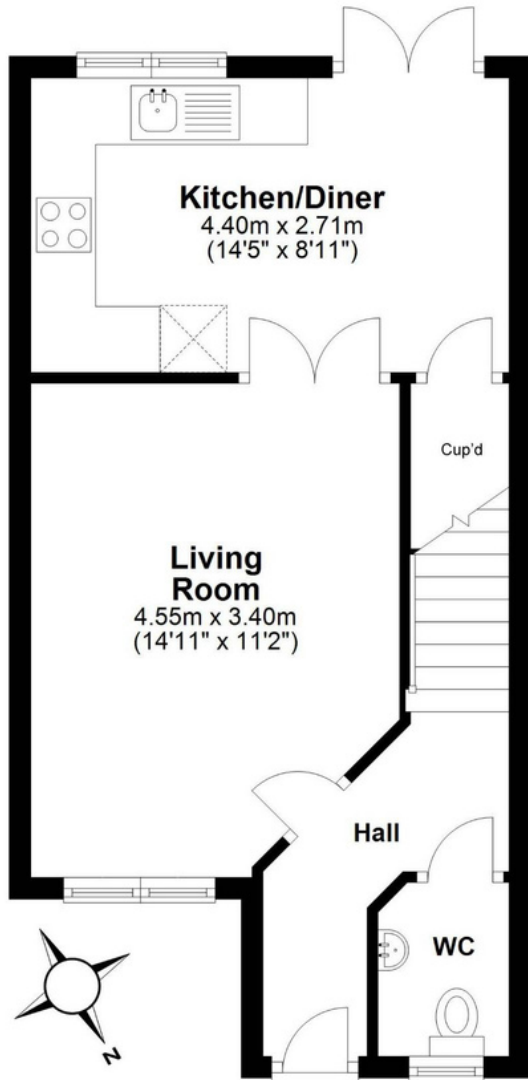


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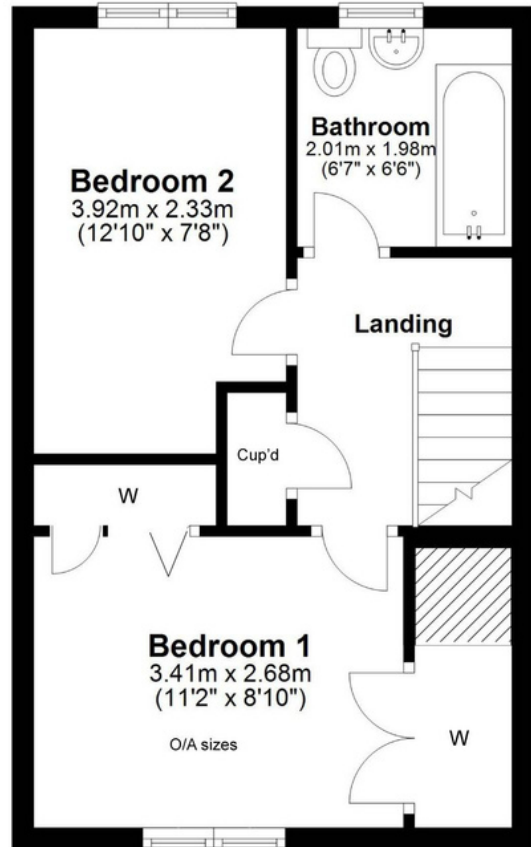
Presenting an ideal home for those seeking a peaceful, yet well-connected address, this immaculate two bedroom mid-terraced house lies in a peaceful sought-after development and on the outskirts of Dalkeith; within easy reach of the City Bypass. It enjoys a south facing garden, plus an allocated space to the rear (with access from the garden).

FLOORPLAN



Ground Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.8 sq. feet)

Total Area: approx.
68.5 sq. metres (737.8 sq. feet)

TO ARRANGE A VIEWING PLEASE CALL 0131 225 5567
EMAIL PROPERTY@RALPHSAYER.COM
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FABULOUS ENTERTAINMENT SPACES



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Beautifully presented with bright spacious interiors, this lovely home is set around an attractive 'green'. The front door opens into a welcoming hallway with handy downstairs WC, directly ahead is a stylish living room, with ample scope for various pieces of lounge furniture. A set of double doors, can be fully opened to create semi-open plan feel to the striking kitchen diner to the rear. Situated beside patio doors opening onto the south facing garden, the dining area creates an inviting entertaining space, easily extended on sunny days. Chic grey cabinets, provide storage and work space, plus a range of integrated appliances. Upstairs, a bright landing hosts two excellent double bedrooms; one boasts extensive built-in wardrobes and there is a bright three-piece bathroom, in gleaming white, featuring a shower-over-bath with glass screen and pedestal basin. The property benefits from storage throughout, along with gas central heating and double glazing.







DALKEITH

Dalkeith is a popular commuter town south of Edinburgh, offering fast and easy access into the city via car, bus or train(at Eskbank station). The High Street offers a huge variety of shops, cafes and restaurants. There are Morrisons and Tesco stores with more extensive shopping at nearby Fort Kinnaird. There are a number of historic buildings in Dalkeith the most notable is Dalkeith Palace, which is set with-in the vast estate of Dalkeith Country Park – the former seat of the Duke of Buccleuch. The country park offers great walks, cafe, bistro and fantastic adventure playground for the kids. The town has a leisure centre with swimming pool and a number of great golf courses, including a short drive to the fabulous beaches on the East Lothian coastline and the renowned Muirfield. Excellent transport links are easily accessible, with Edinburgh City By-pass and the A1 a short drive away, regular bus routes and a train station in nearby Eskbank.





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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.