



Offers Over
£340,000

6 Easter Langside Lane

Dalkeith | Midlothian | EH22 2FD

This impressive and beautifully presented detached villa with private gardens, driveway and garage is offered to the market in true move-in condition and forms part of an established modern development. Boasting stunning and picturesque views of The Pentland Hills and Arthur's Seat while being situated close to good local amenities and commuting links, the property would make an excellent home for growing and established families. Early viewing is highly recommended.

-  4 Bedrooms
-  3 Public Rooms
-  3 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - F



Description

The attractive accommodation briefly comprises; Inviting hallway with convenient WC and under stair storage; bright and airy reception room with a front aspect, modern feature wall décor and laminate flooring; separate formal dining room which is currently used as an office space; contemporary and stylish dining kitchen featuring a range of gloss grey wall and base units, complimenting colour co-ordinated worktop and splashback, under counter and kick plate lighting, double doors to rear and ample space for a dining table; the sleeping accommodation is on the upper level and the principal bedroom offers a peaceful sanctuary and benefits from storage, amazing open views and an En-suite shower room; two further well proportioned double bedrooms, one to the rear and one to a front aspect with a Jack and Jill En-Suite; fourth double bedroom, again with the benefit of storage and a carpet floor covering; completing the internal accommodation is the family bathroom comprises of a crisp white three piece suite and a chrome heated towel rail.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

The property is set on an extensive plot and offers gardens to the front and rear; to the front is a highly decorative space, with a small section of lawn bordered with blooming flowers and shrubbery. A large monoblock driveway for two vehicles leads to an integral garage for additional storage. The rear garden features a large elevated decking area making this the ideal place for al-fresco dining or outside entertaining. Furthermore, there is a split level layout with a large enclosed lawn and a lowered section with a private patio area and greenhouse.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

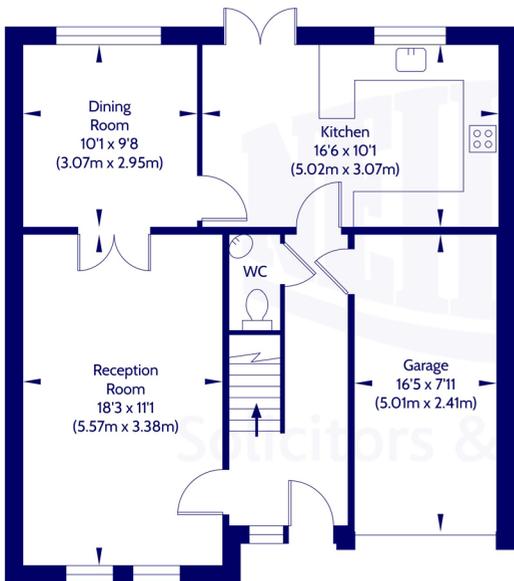
Easter Langside Drive forms part of a modern development within the popular Midlothian town of Dalkeith. It is very well positioned for access to the many local amenities on hand serving every day needs including a Sainsbury's local. The property is conveniently positioned for access to excellent commuting links with the A7, A68 and City of Edinburgh Bypass close at hand. Public transport is available in the area linking surrounding districts together with Edinburgh's city centre and there is a rail link at Eskbank serving the Borders and Edinburgh. The area is ideal for families with schooling ranging from nursery to secondary level.



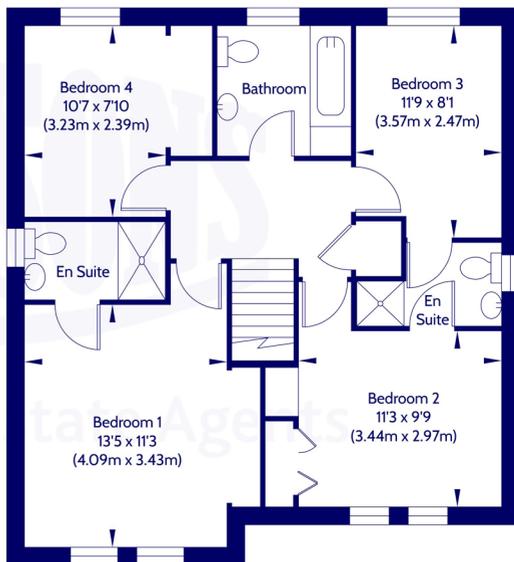
Approx. Internal Area 135.34 Sq M / 1457 Sq Ft.

Not to scale. For identification only.

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Ground Floor



First Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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