



8 Gordon Street, Easthouses, Midlothian, EH22 4DS

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Rarely available extended and converted semi-detached cottage now forming flexible accommodation over two levels. McDougall McQueen are delighted to present to the market this lovely spacious three-bedroom semi-detached property, situated in a quiet location in the popular Easthouses area of Dalkeith Midlothian. The property is presented to the market in good all-round condition throughout having been well maintained and improved by its owners throughout the years and provides excellent accommodation for first time buyers and families. Situated on a good plot in a quiet street, the property offers private garden grounds to the front and rear with a driveway providing off-street parking for several cars. The property is well placed for all local amenities and would make an ideal commuter base as it provides easy access to Edinburgh, the City By-Pass and train stations nearby.

- Sought after yet quiet residential location
- Flexible family living accommodation
- Hallway with under-stair storage
- Spacious living room with bay style window to the front, gas fire with fire surround, cornice, and ceiling rose
- Well fitted kitchen with a range of wall and base units, gas hob, extractor, oven, integrated fridge, integrated freezer, dual aspect windows and rear garden access
- Good sized dining area off the kitchen with window to the side
- Lovely shower room with walk-in shower (electric), wc and sink with vanity unit
- Ground floor bedroom with rear facing window and Edinburgh press/store cupboard
- Walk-in store/study
- Bedroom with Dormer style window to the rear with wonderful views towards Edinburgh and the Fife coast
- Bedroom with rear facing window, again providing wonderful views
- Gas central heating and double glazing
- Driveway with parking for several cars
- Private garden grounds to the front and rear



Location

Easthouses is located on the outskirts of Dalkeith with good local primary and secondary schooling nearby, a wide range of convenience shopping together with a variety of leisure and recreational facilities and all the usual amenities. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian Towns. Local train stations operating between the Borders and Edinburgh are nearby, and the city bypass is within easy reach linking with the wider Scottish Motorway Network, making the area a popular choice with commuters.

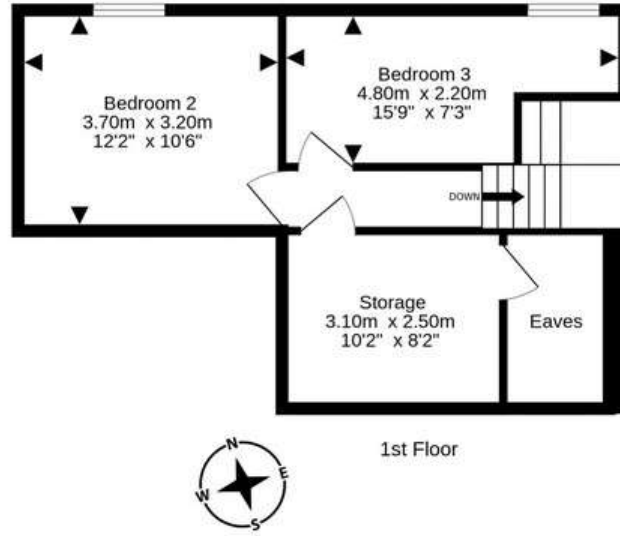
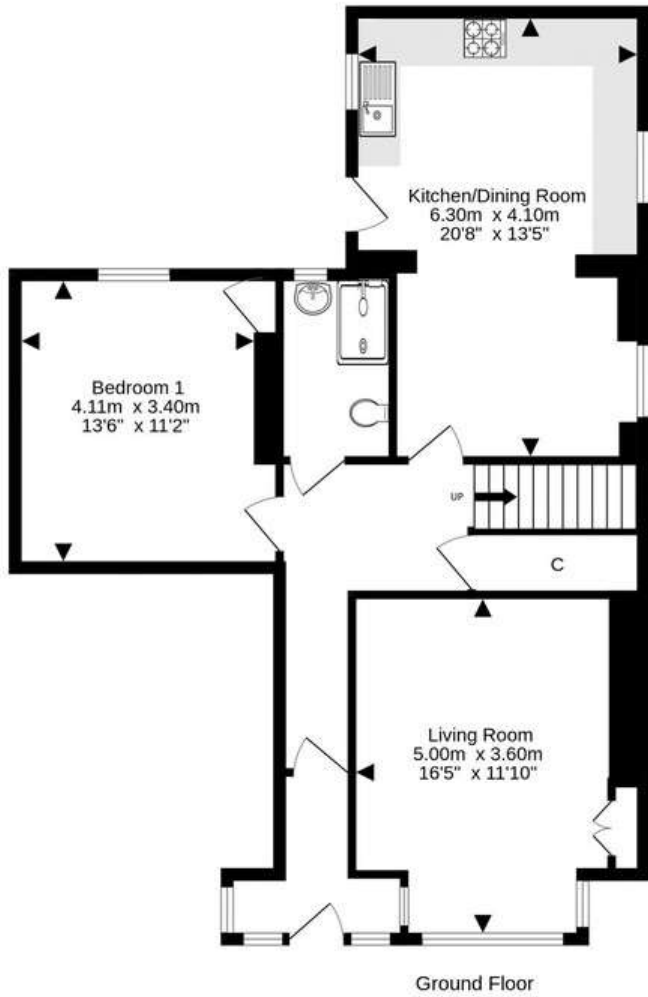
Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, all integrated appliances and the garden shed. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

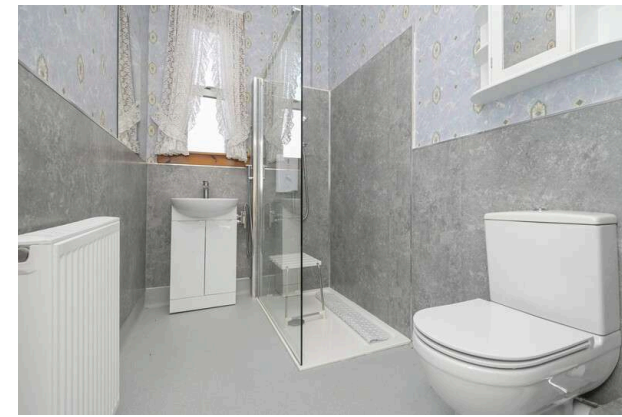
Price & Viewing

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

EPC Band - E



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.
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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.

