



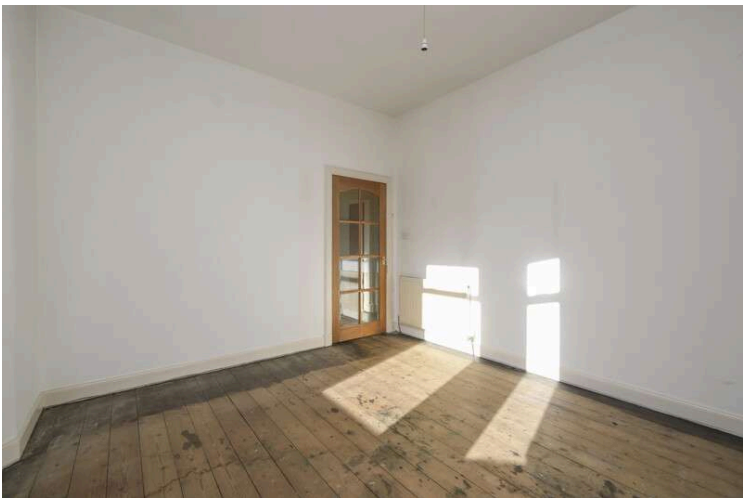
12 Gordon Street, Easthouses, Midlothian, EH22 4DS

www.mcdougallmcqueen.co.uk



Great opportunity to purchase a semi-detached bungalow situated on a superbly spacious corner plot allowing the potential to extend given statutory planning and consents. McDougall McQueen are delighted to present to the market this spacious two-bedroom semi-detached property in a quiet location in the popular Easthouses area of Dalkeith Midlothian. The property is presented to the market in good condition but would benefit from some light upgrading. This is an excellent opportunity for first time buyers, families and for those looking for ground floor living. It offers superbly sized private garden grounds to the front, side, and rear, an excellent space for outside entertaining or extending the footprint of the current property. It 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, the Scottish Motorway Network, and train stations that are nearby. Given the accommodation on offer we would recommend viewing at your earliest convenience to avoid disappointment.

- Entrance vestibule
- Hallway with loft access
- Bedroom one with bay style window to the front
- Bedroom two with rear facing window
- Living room with front facing window, gas fire and fireplace
- Lovely shower room with walk-in electric shower with drying area, wc and sink with combined vanity unit
- Fitted kitchen with a range of base and wall units, gas hob, oven, and extractor
- Gas central heating and double glazing
- Attached brick-built store
- Good sized private garden grounds to the front, side, and rear on a corner plot



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.

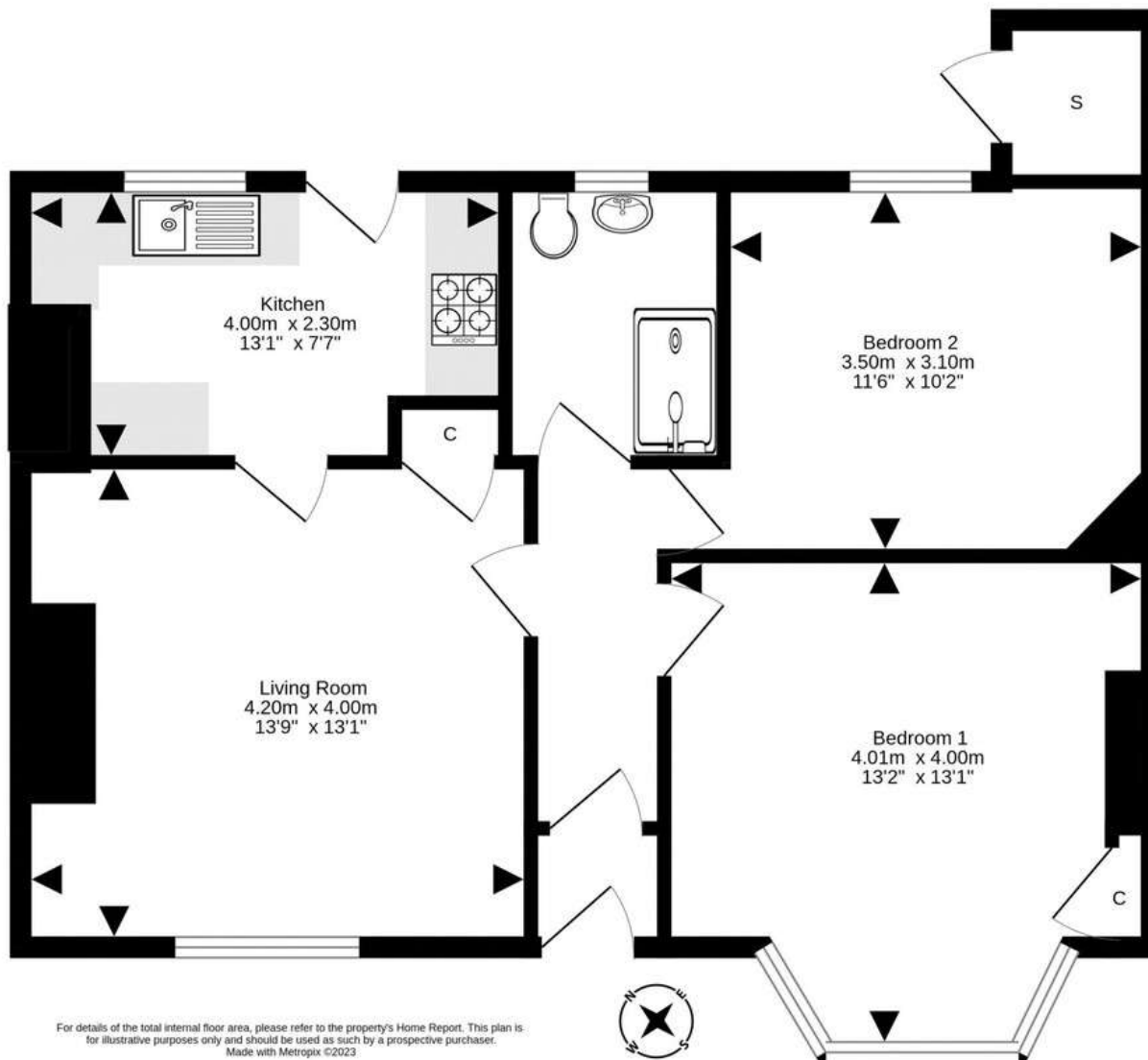
Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, all integrated appliances and remaining white goods. 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 - D



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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.

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