



117 Wester Kippielaw Drive, Dalkeith, Midlothian, EH22 2GT

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



McDougall McQueen are delighted to present to the market this stunning, immaculately presented two-bedroom, two-bathroom, top floor flat situated in a lovely modern development in Dalkeith, Midlothian. The property is presented in excellent turn key condition throughout to provide modern accommodation with clean lines, it is perfectly placed to take advantage of all the transport links, local shopping and schooling Dalkeith has on offer. Ideal for first time buyers, young families and professional couples this property has communal garden grounds with a bin and bike store, allocated parking space, additional visitor and on street parking.

- Superb location in a modern estate close to all amenities
- Beautifully presented and in walk-in condition
- Secure communal entry
- Lockable top landing store cupboard
- Entrance hallway with storage and loft access
- Spacious dining lounge with windows to the front
- Modern fully fitted and upgraded kitchen with store cupboard, a range of base and wall units with uplighting, quality appliances including a gas hob, stainless steel splashback, oven, extractor, integrated dishwasher,

- integrated washer dryer and integrated fridge freezer
- Main bedroom with window to the rear
- En-suite with electric shower
- Bedroom two with twin windows to the front and built-in wardrobes
- Modern upgraded family bathroom with three-piece white suite with shower over the bath, wc, sink and towel radiator
- Gas central heating and double glazing
- Communal garden grounds with bin and bike store
- Allocated parking space with additional visitor parking



## Location

The property is in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned in an ideal location to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, Lidl, Aldi, and the usual range of banks, building societies and post office facilities. Leisure wise the choice is excellent and includes several bars, restaurants, and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park and numerous golf courses are close by, and the surrounding countryside will undoubtedly afford hours of pleasure. Schooling is well catered for from nursery to senior level. An efficient public transport network operates throughout Dalkeith and further afield and the city by-pass provides easy access to the surrounding areas of Edinburgh and other motorway networks. The Borders and Edinburgh rail link also has many stations nearby providing easy access to Edinburgh city centre within 20 minutes.

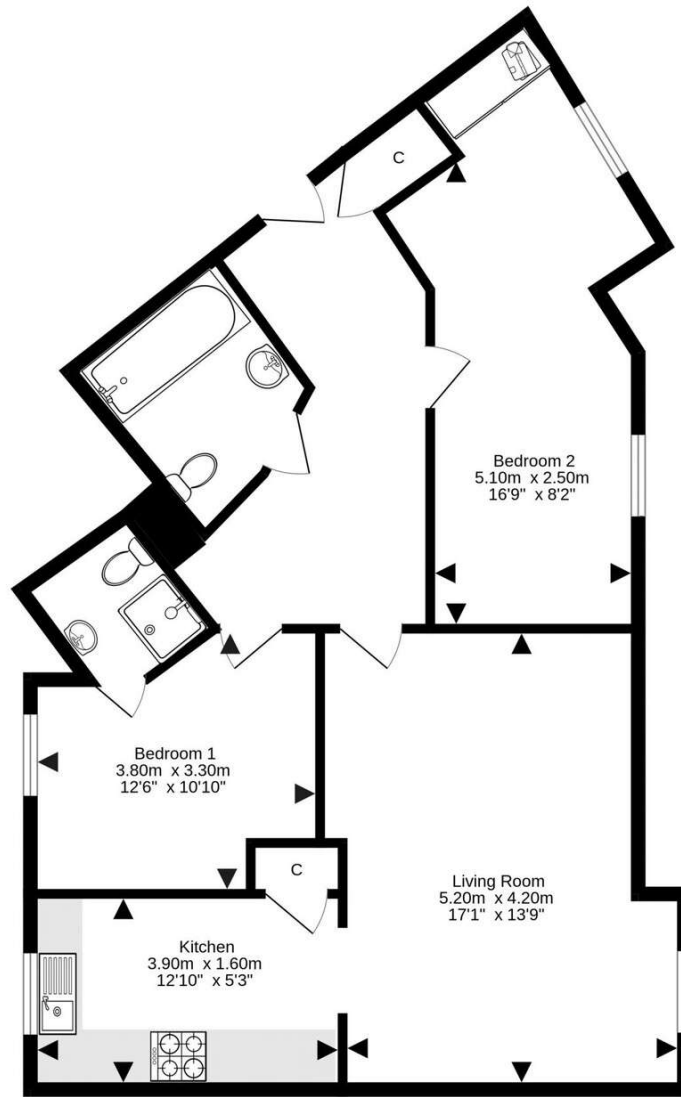
## Extras

Included in the sale are: Floor coverings, light fittings, blinds, and all integrated appliances. No warranty applies to any integrated appliances or movable goods included in the sale as these are deemed sold as seen. Other items may be available subject to offer and negotiation.

## Price & Viewing

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

EPC Band - B



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.

