



Offers Over

£335,000

9 Easter Langside Avenue

Dalkeith | Midlothian | EH22 2FE

A fantastic opportunity has arisen to purchase this impressive, high spec detached villa benefiting from beautifully maintained garden grounds including a south facing rear garden, double driveway, EV charging point and single garage. Forming part of an established modern development in the popular Dalkeith district of Midlothian, the property is within easy reach of many amenities and superb commuting links.

-  4 Bedrooms
-  3 Public room
-  3 Bathroom
-  Private Gardens
-  Driveway & Garage
-  EPC Rating – C
-  Council Tax Band - F



Description

Offered to the market in true move-in condition, having been upgraded to a high standard throughout, this lovely family home shall undoubtedly appeal to many and merits internal viewing to be fully appreciated. The light and stylish accommodation comprises; inviting hallway with good storage provisions with carpeted staircase leading to the upper landing. There is a handy, fully upgraded two piece WC apartment off the hall together with flowing living space including a sizeable bay-windowed sittingroom featuring an Optimystic fire providing a lovely focal point. French doors lead to the formal diningroom with pleasant aspect over the rear garden with further doors leading to the sizeable fully integrated kitchen/breakfast room with French doors leading to the garden. The kitchen itself is fitted with ample wall and base units with built-in 5-ring gas burner, electric oven and hood with integrated appliances (fridge freezer, dishwasher and washing machine). There is ample space for further table and chairs or breakfast bar/stools. The upper floor provides further storage provisions including an extensively floored attic with LED strip lights and sockets, accessed via a Ramsay ladder. The principal bedroom benefits from built-in wardrobes together with a contemporary upgraded en-suite with double shower unit with Rainfall shower together with chrome radiator and feature mood lighting. There are three further good sized double bedrooms, the larger of the two benefiting from built-in wardrobes and there is a useful Jack and Jill shower room again fully upgraded with mood lighting and chrome radiator. The stylish and renovated family bathroom comprises; three piece white suite including Jacuzzi bath with shower, mood lighting and LED touch mirror. Further benefits include gas central heating with HIVE system, double glazing, CCTV and intruder alarm together with interlinked smoke and heat detectors.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in 5-ring gas hob, electric oven and hood, integrated fridge freezer, washing machine and dishwasher.

Gardens, driveway & garage

The property benefits from attractive, generous, wraparound gardens, with lawn and monoblock double driveway to front leading to the single garage with power & light. It should be noted that an EV charging point has been installed together with soffit lighting, providing useful outdoor feature lighting. The fully enclosed, south facing rear garden offers a lovely space with large paved patio, ideal for outside dining with outside sockets and water tap. An expanse of lawn is beyond with attractive borders. A decked area is laid to the side and houses the garden shed.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

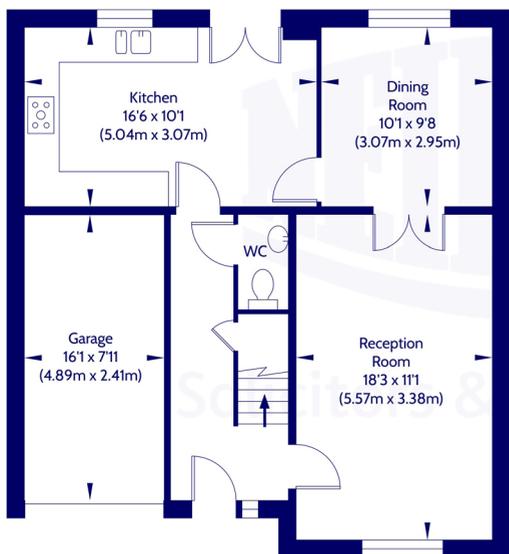
Easter Langside Avenue forms part of a modern development within the popular Midlothian town of Dalkeith. It is very well positioned for access to the many local amenities on hand serving every day needs including a Sainsbury's local. The property is conveniently positioned for access to excellent commuting 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.



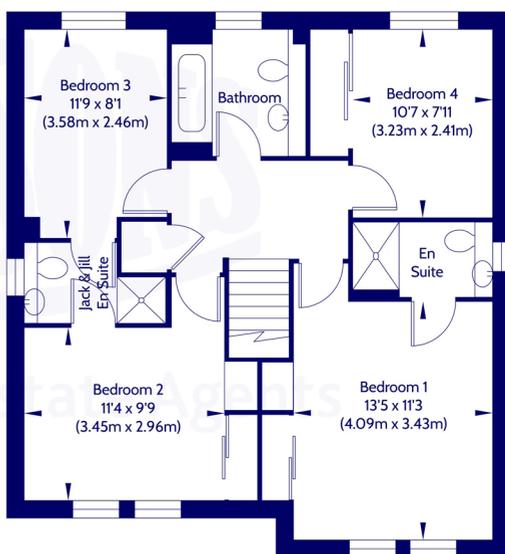
Approx. Internal Area 123.22 Sq M / 1327 Sq Ft.

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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