



8 Westhouses Avenue, Dalkeith, Midlothian, EH22 5QW

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Offering fantastic value and well placed within a popular residential setting lies this fantastic, terraced home. Lovingly upgraded by the owners of 40+ years, this setting is ideal for growing families with schooling from Nursery to Secondary level within walking distance. It's also great for those looking for the balance of good commuting with road networks and public transport leading directly to the city and plenty green space in the immediate area.

The generous accommodation is arranged over two floors and comprises:

- Welcoming entrance hall
- Bright lounge with dining space
- Modern kitchen with integral appliances
- Three bedrooms - two doubles and one single
- Newly upgraded family bathroom
- Lots of storage including a large attic
- Double glazing
- Gardens to the front and rear
- Residents parking



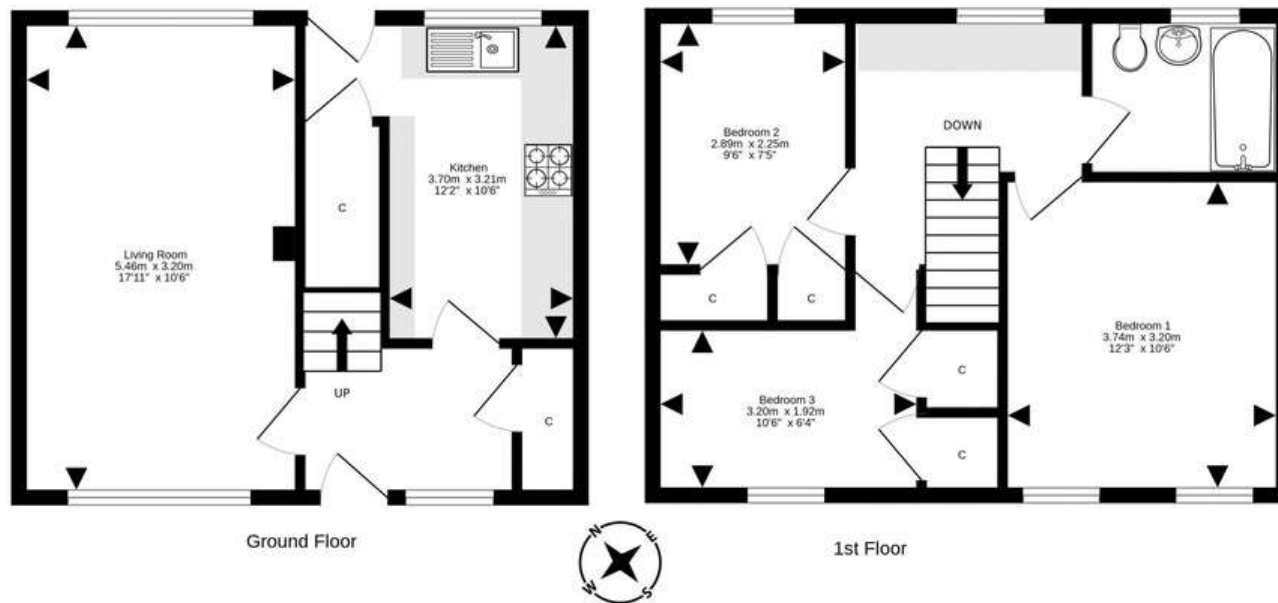
Location

The property is in Mayfield on the outskirts of 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.

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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