RALPH SAYER
SOLICITORS & ESTATE AGENTS

8 Easter Langside Avenue

Dalkeith, Midlothian EH22 2FE

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Welcome to this beautiful and conveniently located townhouse in a popular modern development in Dalkeith. Perfectly situated for commuters heading into Edinburgh and in close proximity to East Lothian's picturesque coastline, this four-bedroom end terrace modern villa offers everything you need for comfortable and stylish living.

As you step inside, you'll be immediately impressed by the seamless flow of the ground floor, which has been extended to create a truly stunning open plan kitchen diner and living room. The addition of bi-fold doors allows for effortless indoor-outdoor living, leading you onto a split level garden. No detail has been overlooked in the design of this home. Luxury vinyl flooring graces the ground level, providing a low-maintenance finish. The high spec gloss white kitchen, features Corian worktops, a boiling water tap and a full complement of integrated Neff appliances, including a coffee machine, combi steam oven and a wine fridge. The ground floor, also hosts a utility room, WC, and a single bedroom, providing flexibility as a home office or gaming room.

Property Summary

- Executive end of terrace modern villa
- Part of a modern development in Dalkeith
- Welcoming entrance hall
- Extended ground floor creating stunning open-plan living, dining & kitchen
- Contemporary dining kitchen
- Utility room & WC
- Four bedrooms; including top floor master bedroom with ensuite
- Quality family bathroom
- Front and rear gardens
- Gas central heating & Double glazing
- EPC Rating - C | Council Tax Band - D

Extended to create a truly stunning open plan kitchen diner and living room

Upstairs, you'll find two further bedrooms, a double and a single, which share a well-appointed family bathroom. Finally, on the top floor a master suite awaits. Complete with built-in wardrobes, this haven provides ample storage space along with a stylish en-suite shower room. Gas central heating and double glazing ensure a warm, yet cost-effective living environment all year round.

Outside, the home has a small front garden area and a split-level, enclosed rear garden. The latter benefits from a lawned area, and two paved patios. The property also benefits from 2 allocated parking spaces.

Extras: all fitted floor coverings, window blinds, light fittings, and all integrated kitchen appliances to be included in the sale.

Dalkeith, Midlothian

Dalkeith is a popular commuter town south of Edinburgh, offering fast and easy access into the city via car, bus or train(at Eskbank station). The High Street offers a huge variety of shops, cafes and restaurants. There are Morrisons and Tesco stores with more extensive shopping at nearby Fort Kinnaird.

There are a number of historic buildings in Dalkeith the most notable is Dalkeith Palace, which is set with-in the vast estate of Dalkeith Country Park – the former seat of the Duke of Buccleuch. The country park offers great walks, cafe, bistro and fantastic adventure playground for the kids. The town has a leisure centre with swimming pool and a number of great golf courses, including a short drive to the fabulous beaches on the East Lothian coastline and the renowned Muirfield.

Excellent transport links are easily accessible, with Edinburgh City By-pass and the A1 a short drive away, regular bus routes and a train station in nearby Eskbank.

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dream property!

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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Total Area: approx.
118.4 sq.metres (1274.3 sq. feet)

Ground Floor
Approx. 51.4 sq. metres (553.3 sq. feet)

First Floor
Approx. 38.7 sq. metres (416.9 sq. feet)

Second Floor
Approx. 28.3 sq. metres (304.1 sq. feet)