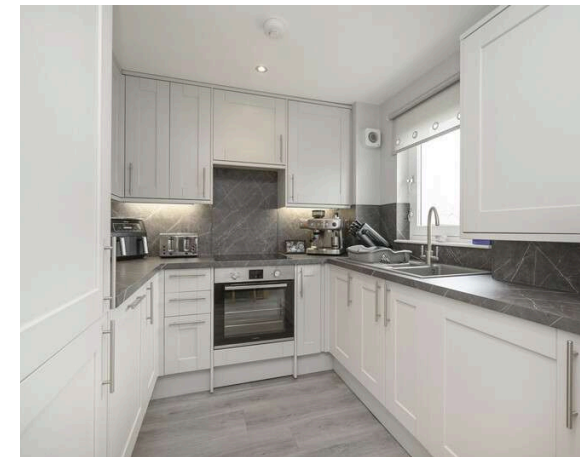




17 Easter Langside Gardens, Dalkeith, EH22 2FF

www.mcdougallmcqueen.co.uk



Superb opportunity to get on the property ladder or upgrade to this gorgeous, terraced property with open outlook. McDougall McQueen are delighted to present to the market this spacious, modern two-bedroom terraced house, offering well designed and upgraded accommodation, occupying a prominent position within a much sought after modern development on the outskirts of Dalkeith. Being in close proximity and walking distance to all schooling and local amenities we feel this property is ideal for first time buyers, those with a young family, or professional couples. This modern development was built around 2008, the property has garden grounds to the front and rear, complete with an allocated and residents parking with the superb addition of full operational garden room office. Viewing is to be made by appointment, but be quick, this is a lovely property and is not to be missed.

- Entrance hallway
- Ground floor WC
- Living room featuring a front facing window and under stair store cupboard
- Gorgeous newly fitted modern dining kitchen with French doors to the rear, a range of base and wall units, induction hob, oven, integrated washing machine, integrated fridge freezer, and microwave oven
- Upper hallway with shelved storage cupboard, loft ladder access to a part floored loft with light
- Main bedroom with front facing windows and built-in wardrobes
- Bedroom two with rear facing window and including wardrobes
- Newly fitted family shower room with walk-in shower with drying area, raindrop shower and attachment, wc, sink, and towel radiator
- Double glazing and gas central heating with new combi-boiler
- Allocated and residents parking
- Garden room/office, fully insulated with light, power and internet
- Lovely garden grounds to the front and rear, ideal for outside entertaining



Location

The property is located in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned as part of a modern new development, 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.

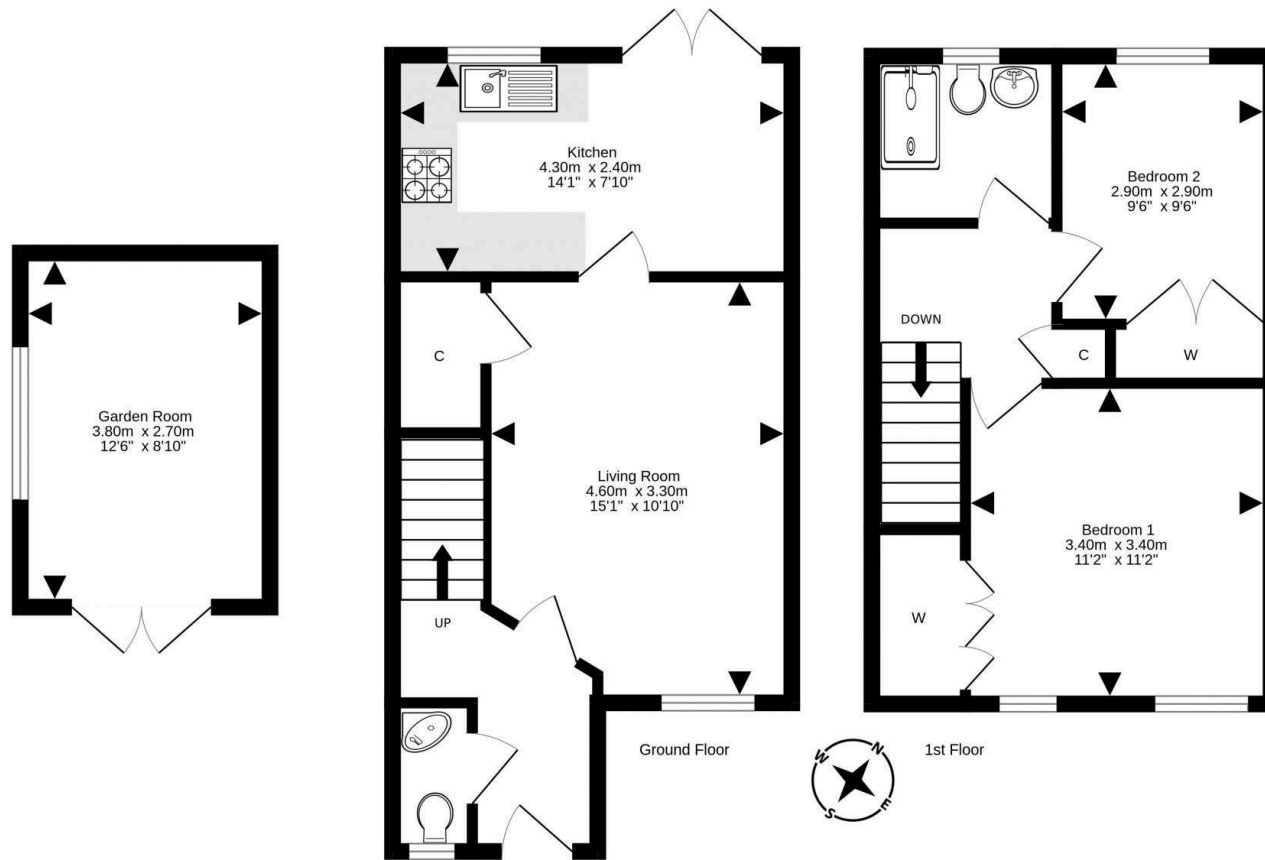
Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances, and the garden room/office. Other items may be available by negotiation. No warranty applies to any integrated appliance, free standing white goods or any other movable items included in the sale.

Price & Viewing

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

EPC Band - C



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. Made with Metropix ©2024



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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.

