



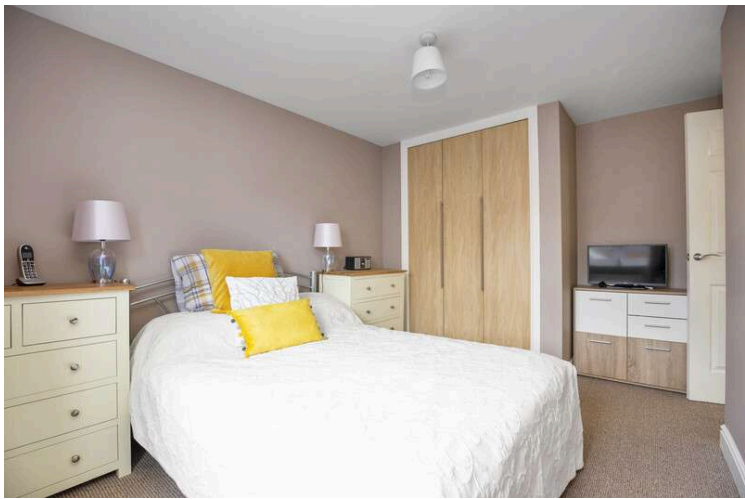
56e, Easter Langside Drive, Dalkeith, Midlothian, EH22 2FH

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



Another great property brought to the market by McDougall McQueen. We are delighted to offer this bright, spacious, and modern two-bedroom 2nd-floor flat forming part of a much sought after modern development on the outskirts of Dalkeith, within proximity and walking distance to all schooling and local amenities. Ideal for those with young families, first time buyers and professional couples, this property has communal garden grounds, bin, and bike store with allocated and visitor parking.

- Superb location with stunning views towards Edinburgh
- Communal secure entry system
- Entrance hallway benefiting from two store cupboards
- Spacious living and dining room with large front facing window
- Modern fitted kitchen with a range of base, wall, and pull-out larder units, gas hob, stainless steel splashback, oven, extractor, integrated fridge freezer, integrated washer dryer, and integrated dishwasher
- Main bedroom with built-in wardrobes
- Bedroom two with built-in wardrobes
- Beautiful bathroom with electric shower over the bath, wc and sink with vanity
- Gas central heating and double glazing
- Communal garden grounds and bin and bike store
- Allocated and 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, being part of a modern new development to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, 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.

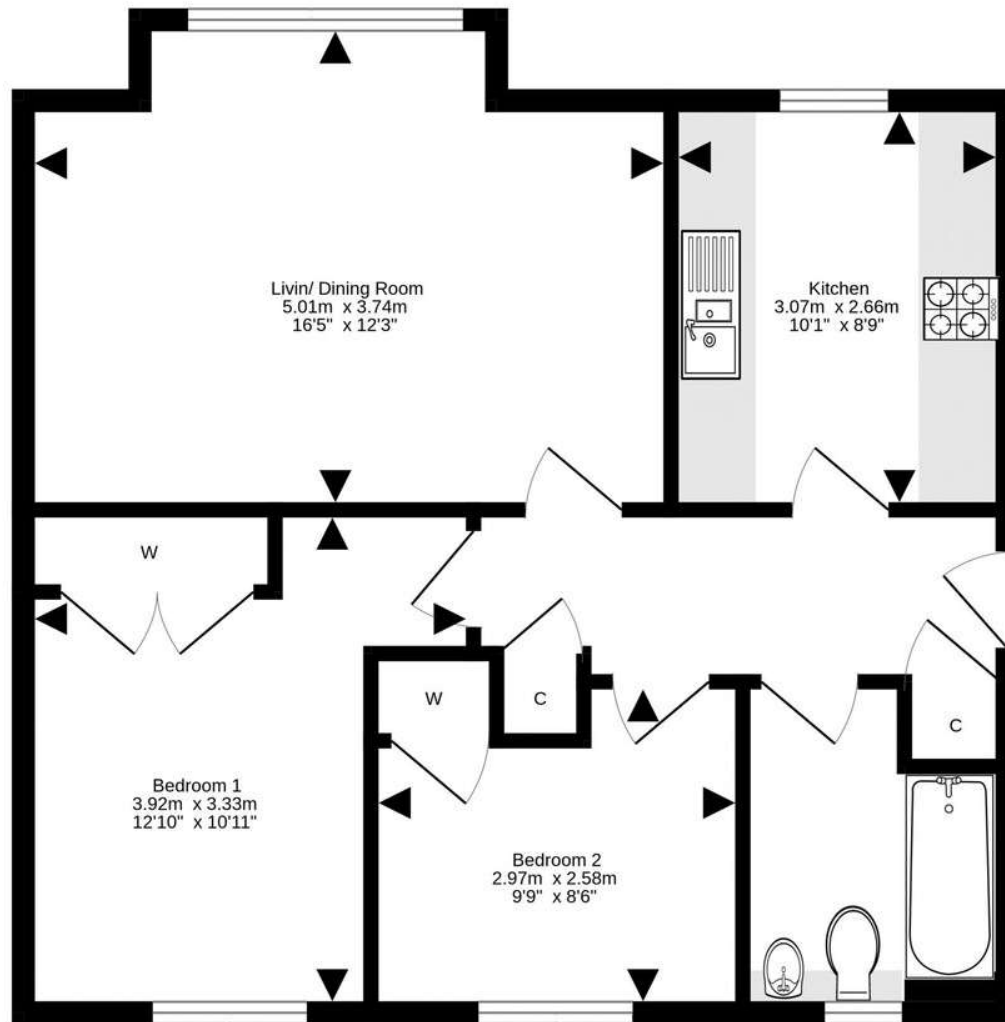
## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and all integrated appliances. 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.

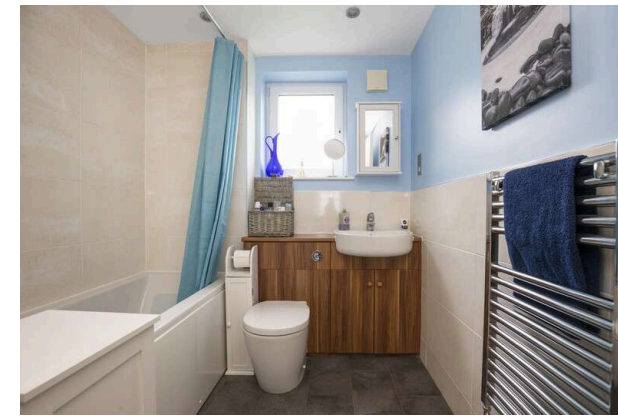
## Price & Viewing

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

EPC Band - 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.

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