



12 Lothian Drive, Easthouses, Midlothian, EH22 4HA

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Fantastic opportunity, four-bedroom property in this rarely available location. McDougall McQueen are delighted to present to the market this spacious four-bedroom semi-detached house, situated in a quiet street with wonderful open outlook in the popular Easthouses area of Dalkeith Midlothian. The property does now require some upgrading but does provide superb family accommodation. Offering good sized garden grounds to the front, side and rear with a driveway providing off street parking. The property is well placed for all local amenities and would make an ideal commuter base as it provides easy access to Edinburgh, the City By-Pass, and the Scottish Motorway Network.

- Sought after yet quiet residential location
- Requires some light upgrading
- Vestibule with under stair storage
- Hallway with side facing window and stairs to the upper level
- Ground floor family bathroom with wc, sink, and bath with shower attachment
- Spacious living room with large picture window to the front, gas fire (not warranted), and fire surround
- Dining kitchen with a range of base and wall units, electric cooker, and free-standing white goods
- Glass lean to
- Upper hallway with Ramsay ladder loft access and window to the front
- Bedroom with front facing window and built-in storage
- Bedroom with window to the rear and built-in wardrobes and storage
- Bedroom with dual aspect windows and built-in storage
- Bedroom with rear facing window
- Gas central heating and double glazing
- Good sized private garden grounds to the front, side and rear with a driveway providing off-street parking



Location

Easthouses is located on the outskirts of Dalkeith with good local primary and secondary schooling, a wide range of convenience shopping together with a variety of leisure and recreational facilities and all the usual amenities. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian Towns. Local train stations operating between the Borders and Edinburgh are nearby, and the city bypass is within easy reach linking with the wider Scottish Motorway Network, making the area a popular choice with commuters.

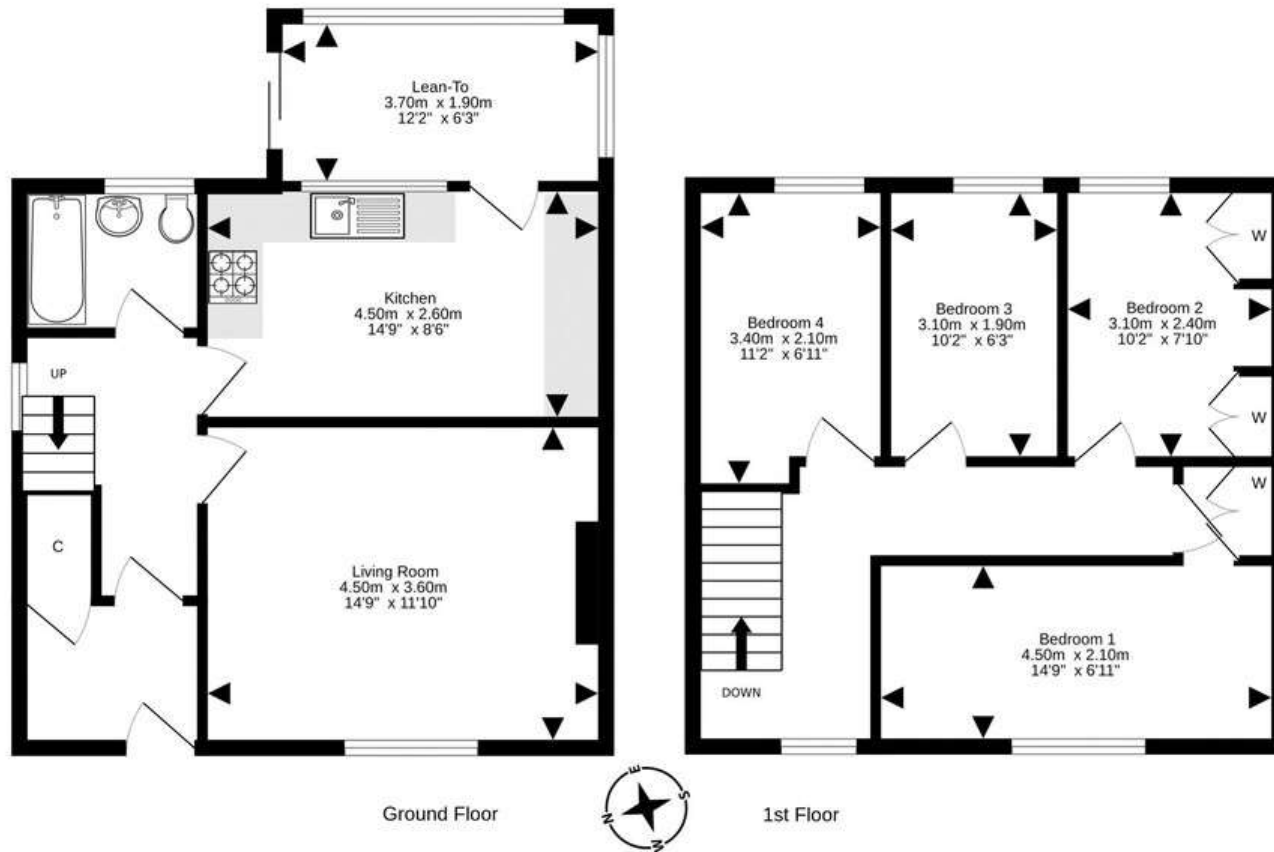
Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, curtains, cooker, all remaining free-standing appliances, greenhouse, and garden sheds. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

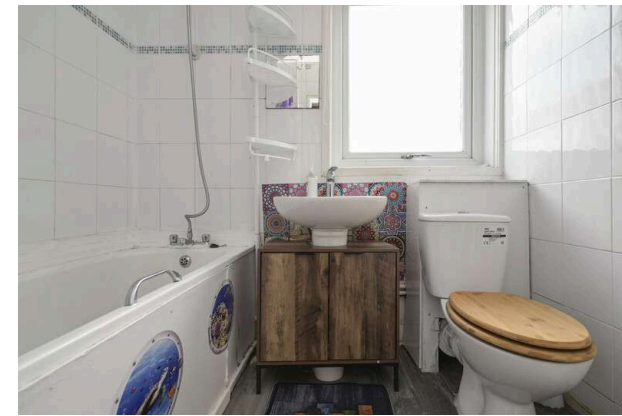
Price & Viewing

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

EPC Band - D



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.

