



34 Kippielaw Walk  
Dalkeith, EH22 4HS



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# 34

## Kippielaw Walk

Situated within a quiet cul-de-sac, 34 Kippielaw Walk offers a spacious 3 bedroomed detached home ideal for a young family.

- 3 bedroomed detached family home
- Cul-de-sac setting
- Gas central heating and double glazing
- Gardens front, side and rear
- Multicar driveway
- Detached garage
- Entrance hall
- Downstairs W.C.
- Lounge/dining room
- Kitchen
- 3 Bedrooms
- Shower room

Home Report: £275,000

EPC Rating: C





Set back from the road and accessed from a long driveway the property opens to an entrance hall with downstairs W.C. and understairs storage. The dual aspect lounge/dining room falls naturally into the two separate areas. To the front the lounge has a fireplace with a gas fire (no longer connected) and to the rear the dining room has a patio door for direct access to the garden. A spacious kitchen can be found off the hall and to the rear with wall and base units, electric oven and hob, fridge, freezer, washing machine, dishwasher and door to the rear garden.

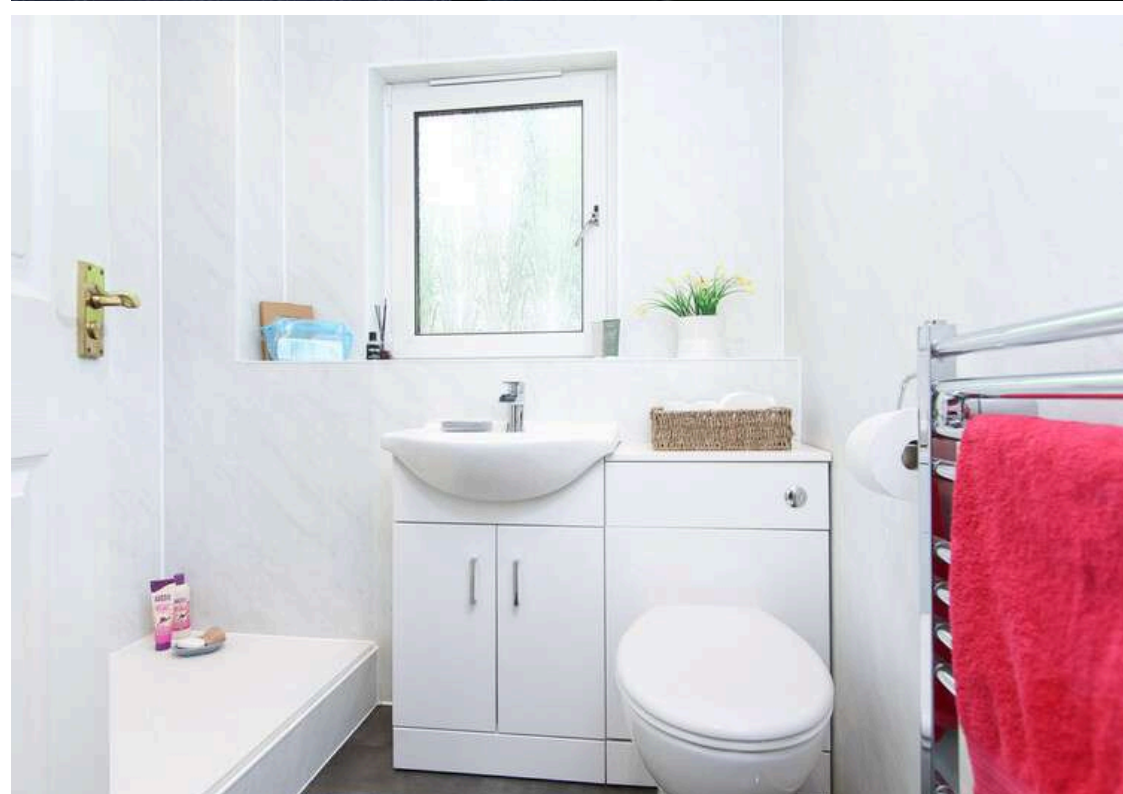
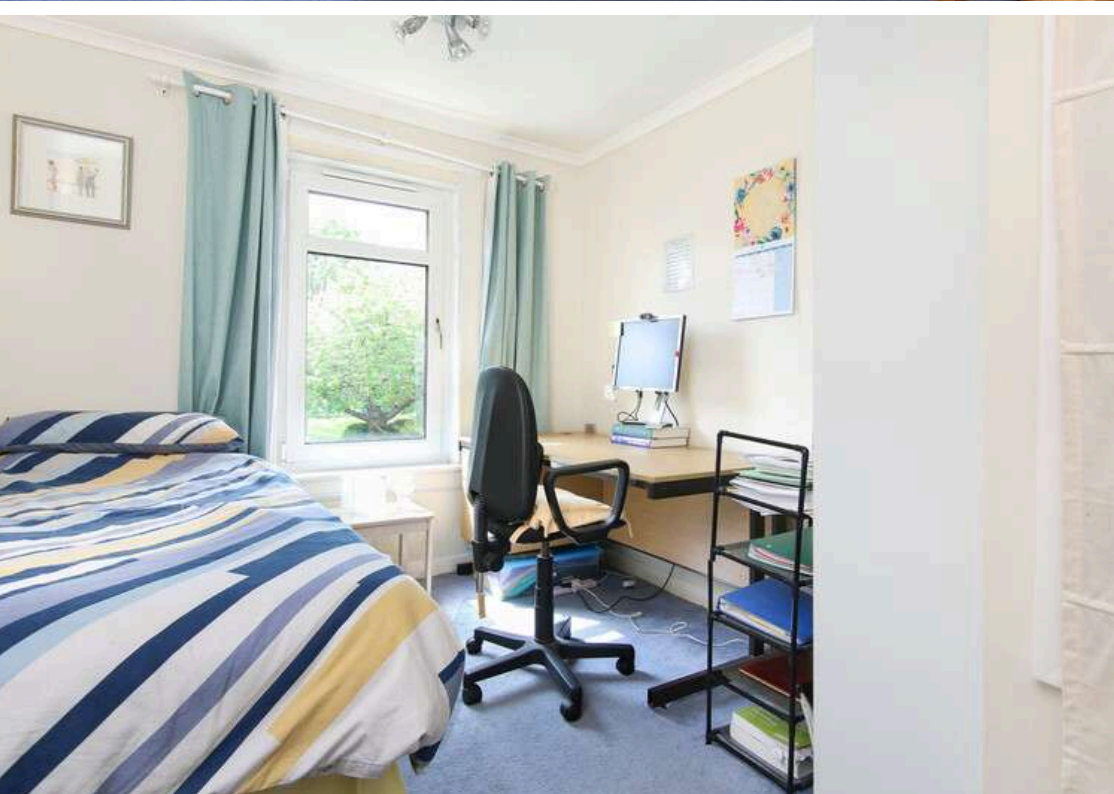
Upstairs the landing offers a generous linen cupboard and an access hatch to the attic. There are 3 spacious bedrooms with 2 to the front and another to the rear all with built in wardrobes. A spacious shower room with 3-piece suite completes this property.

The property further benefits from mature gardens to the front, side and rear which are mostly laid to lawn with shrubbery and a patio. The detached garage offers excellent storage space with power, light and utility space.

To include – the aforementioned white goods (no warranties to be given) carpets curtains and blinds. Please note the integrated Microwave is no longer in working order.





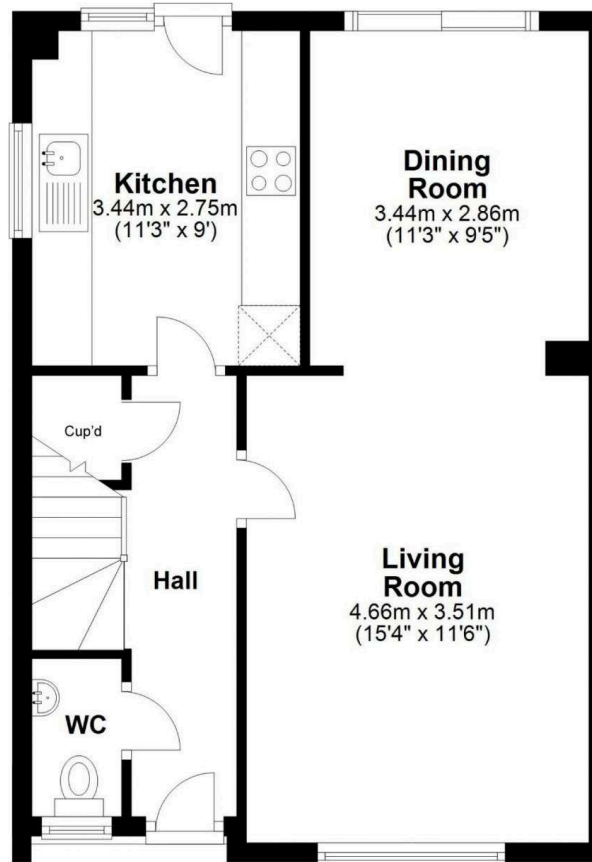




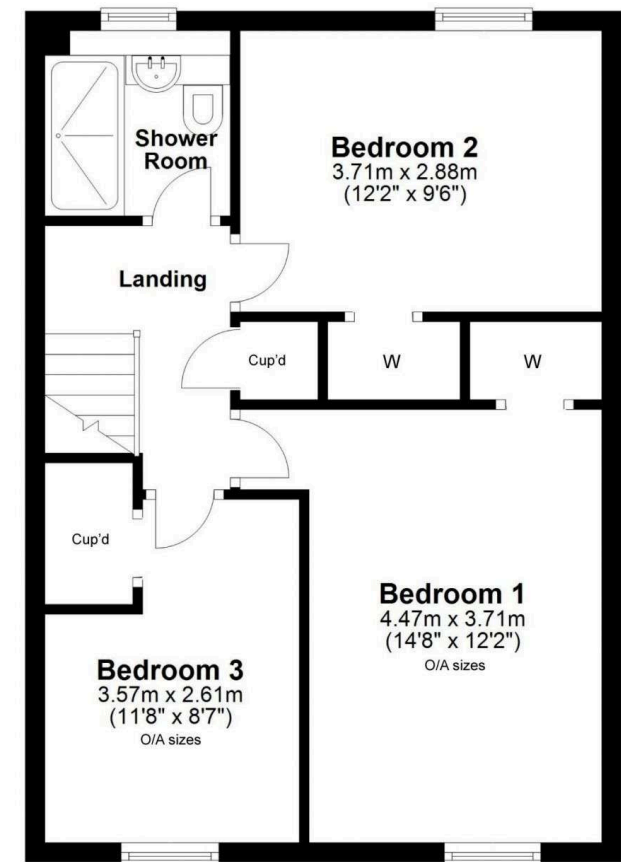




With its picturesque setting between the northern and southern forks of the River Esk, not to mention fantastic transport links and local amenities, Dalkeith is an ideal choice for families and professionals looking to escape the hustle and bustle of the capital. In the traditional town centre a diverse blend of independent shops and high-street retailers cater for everyday essentials, and these are supplemented by several large supermarkets nearby. Residents of Dalkeith also have no shortage of outdoor pursuits right on their doorstep, from tranquil riverside walks to a relaxed round of golf at one of the many prestigious courses nearby. Dalkeith Country Park also promises a fun-filled family day out, with activities for all ages and interests, including Fort Douglas - a woodland adventure playground of tree houses, bridges and secret tunnels! Excellent nursery and primary education is provided at a choice of local primary schools, followed by secondary education at the purpose-built Dalkeith Schools Community Campus, which accommodates Dalkeith High School and St. David's Roman Catholic High School. Dalkeith is exceptionally well connected, owing to comprehensive public bus services and rail links between Eskbank station and Edinburgh Waverley. Close proximity to Edinburgh City Bypass also allows convenient travel to Edinburgh International Airport and the M8/M9 motorway network.



**Ground Floor**



**First Floor**



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