



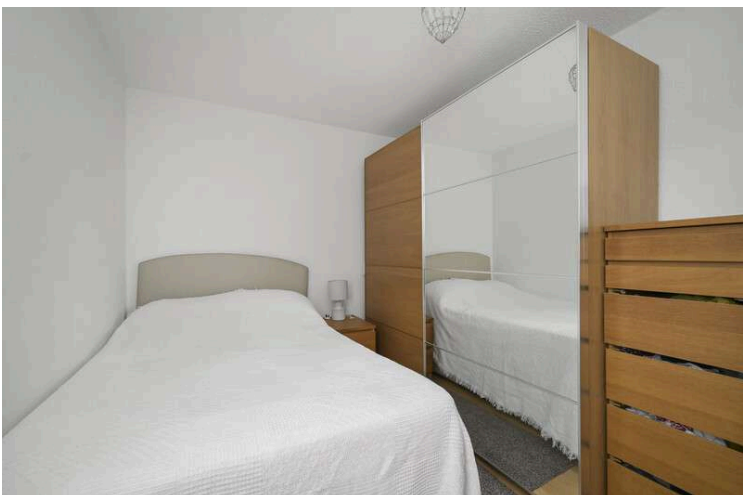
3 Kippielaw Road, Dalkeith, Midlothian, EH22 4HU

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



First time buyers, professional couples, and those with young families, 3 Kippielaw Road is the ideal property for you. McDougall McQueen are delighted to present to the market this spacious two-bedroom terraced house providing superb family living accommodation over two levels. The property is set in a much sought after established residential estate on the outskirts of Dalkeith, Midlothian. Conveniently located, this property is ideally placed to take advantage of all transport links and is only a short walk from local shopping and schooling. Ideal for first time buyers, young families and property investors, this property has garden grounds to the front and rear which are ideal for outside entertaining, single garage and ample parking. The property is presented in particularly good condition having been improved by its current owners and should be viewed at your earliest convenience to avoid disappointment.

- Entrance porch
- Spacious living room with window to the front, electric wall mount fire, and stairs to the upper level
- Newly fitted modern dining kitchen with a range of cream handleless base and wall units, stardust worktops, electric cooker, glass splashback, extractor, with free-standing white goods
- Upper hallway with loft ladder access and store cupboard
- Family bathroom with three-piece white, electric shower over the bath, wc and sink with vanity unit
- Bedroom one with front facing window, with built-in storage
- Bedroom two with window to the rear
- Gas central heating and double glazing
- Single garage within a block of others accessed to the rear of the property
- Garden grounds to the front and rear which are ideal for outside entertaining
- Ample additional on street 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 in the town centre, 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. Leisure wise the choice is excellent and includes several bars, restaurants, and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park is 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.

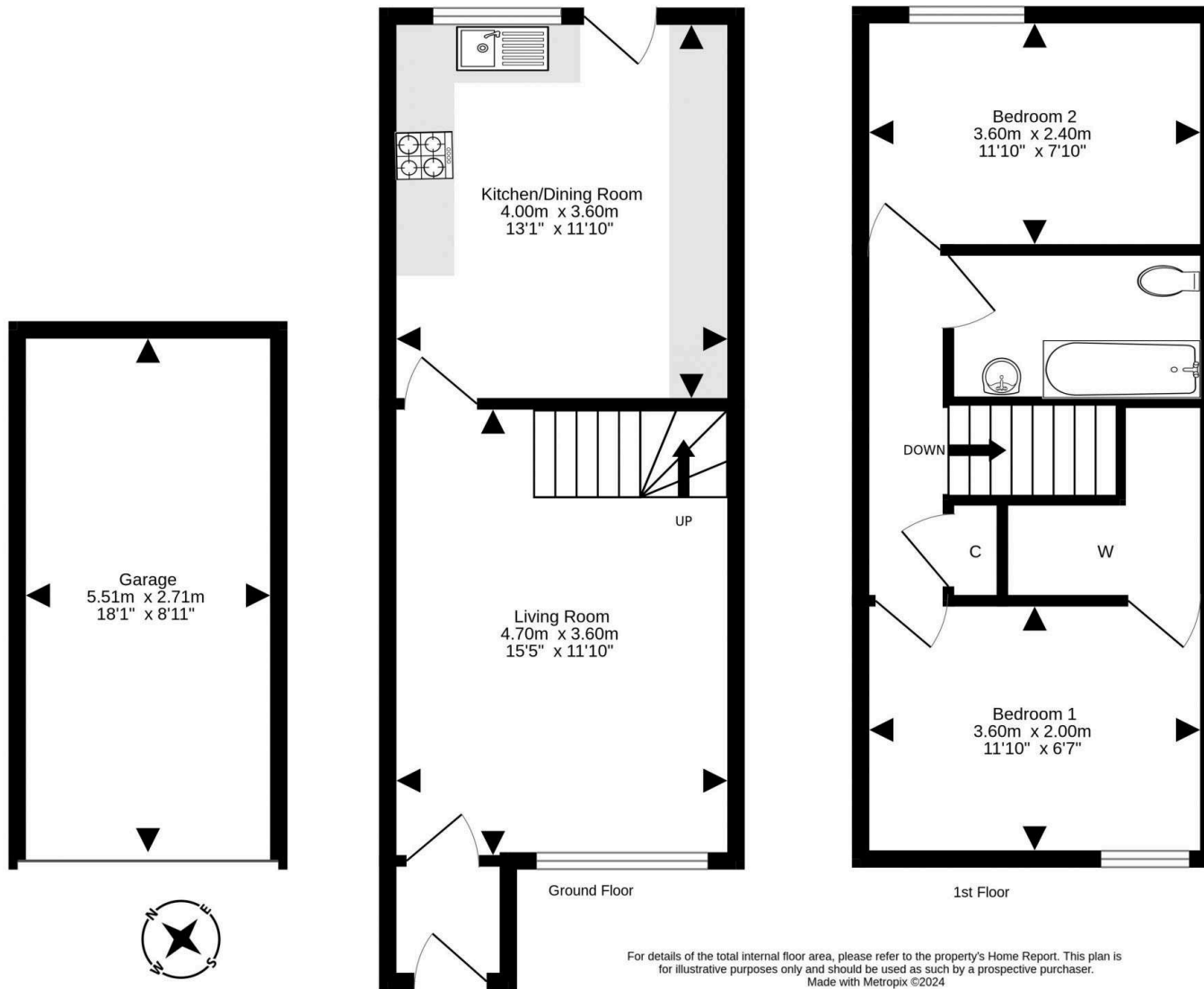
## Extras

Included in the sale are: Floor coverings, light fittings, blinds, electric cooker, and extractor. No warranty applies to any integrated appliance, free-standing white goods or any movable items included in the sale. Other items including white goods may be available by negotiation.

## 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.

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