










Offers Over  
**£165,000**

## 153 Wester Kippielaw Drive

Dalkeith | Midlothian | EH22 2GT

A superb opportunity has arisen to acquire this immaculate two bedroom first floor forming part of a sought-after modern development within the popular Midlothian town of Dalkeith. Enjoying a peaceful setting whilst being close to excellent amenities and transport links, the property would make for an ideal purchase for first-time buyers and professionals. Viewing suggested.

-  2 beds
-  1 public
-  2 bathroom
-  Communal gardens
-  Allocated parking space
-  EPC Band - B
-  Council Tax Band - C



## Description

Internally, the property is presented in true turn-key condition while briefly comprising of; welcoming entrance hallway with useful storage provisions, bright and spacious lounge with a lovely open outlook over the playpark, stylish fully-fitted kitchen/diner with a range of integrated white goods and tiling in splash areas whilst being styled with stylish light units and a dark worktop, generous principal double bedroom with fitted wardrobes, partially-tiled ensuite shower room with a single cubicle, second sizeable double bedroom with further fitted wardrobes and room for freestanding furniture, and a partially-tiled bathroom suite.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.

Factor fees are payable of approximately £270 per quarter.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

The property is surrounded by well-kept communal garden grounds and an allocated parking space can be found to the rear. There are also allocated visitors spaces as well as unrestricted on-street parking.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

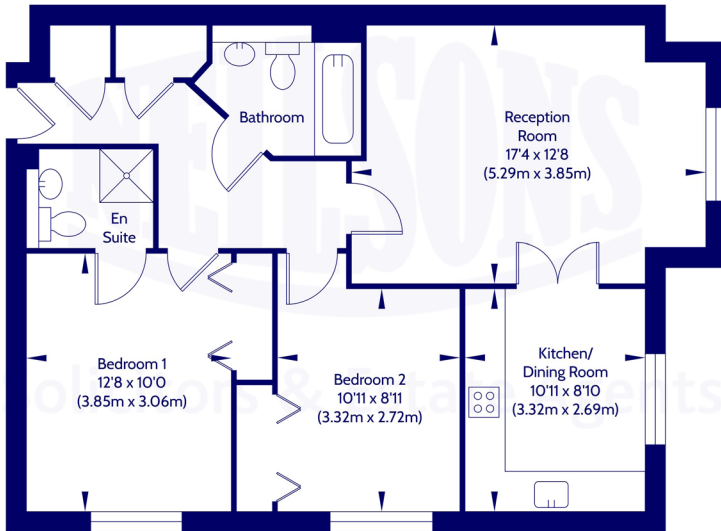
Wester Kippielaw Drive forms part of an exclusive modern development, enjoying a superb location within the popular Midlothian town of Dalkeith. There are a host of convenient day to day amenities within close proximity including a variety of supermarkets, cafes, pubs and high street shops. There are a host of leisure facilities in the surrounding area to enjoy, including a variety of golf courses, sport facilities and the iconic Dalkeith Country Park. The property is conveniently positioned for access to excellent commuting links with the A7, A68 and City of Edinburgh Bypass close at hand. Public transport is available in the area linking surrounding districts with the city centre. Train links can also be found at nearby Eskbank with connections to the borders and Edinburgh City Centre.





Approx. Gross Internal Floor Area 69.24 Sq M / 745 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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