



13 Sandyriggs Loan, Dalkeith, Midlothian, EH22 2FS

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Welcome to the gorgeous 13 Sandyriggs Loan, owned and meticulously cared for by its owners since new. McDougall McQueen are delighted to present to the market this three-bedroom semi-detached house occupying a lovely plot in a modern and sought after development in the bustling Midlothian town of Dalkeith. The property is presented in immaculate order throughout to provide excellent family accommodation in turn-key condition. It is perfectly placed to take advantage of all the transport links, local shopping and schooling Dalkeith has on offer and is ideal for a host of potential purchasers. This stunning family home is further enhanced with a two car driveway leading to an integral garage with light and power, private gardens to the front and rear which are ideal for outside entertaining, double glazing, gas central heating, alarm system, and upgrades throughout the property.

- Superb location in a modern development, close to all amenities including schooling
- Entrance hallway with stairs to the upper level
- Stylish living room with bay style window to the front and a handy under stair store cupboard
- Modern fully fitted dining kitchen, French doors leading to the rear garden, a range of upgraded base and wall units with stylish worktops and splashbacks, ceramic hob, double oven, extractor, integrated dishwasher, and integrated fridge freezer
- Utility room providing rear garden access with washing machine to be included
- Ground floor WC
- Upper hallway with loft access
- Main bedroom with front facing window, and dressing area with fitted wardrobes
- En-suite shower room with double shower base, electric shower, wc and sink
- Bedroom two with window to the front and built-in storage
- Bedroom three with window to the rear
- Lovely family bathroom with three-piece white suite
- Gas central heating and double glazing
- Driveway leading to an integral garage with light and power
- Private garden grounds to the front and rear



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.

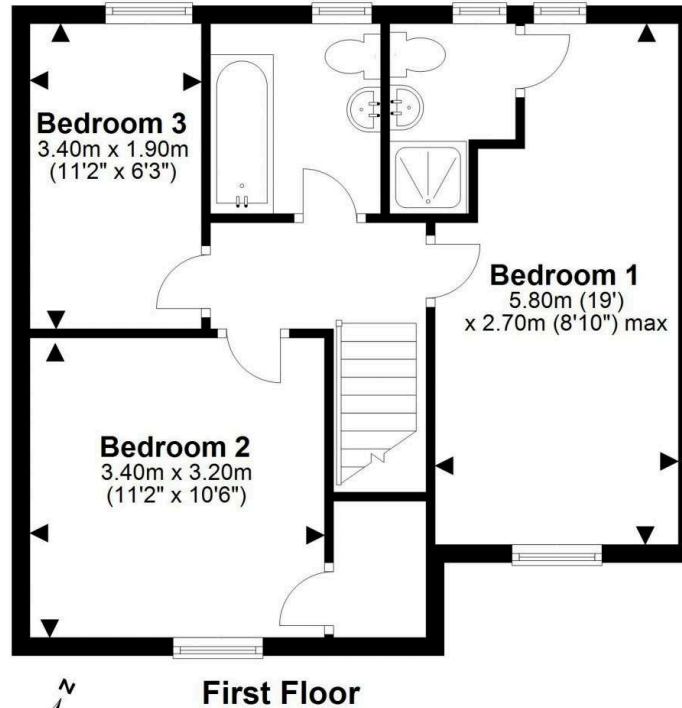
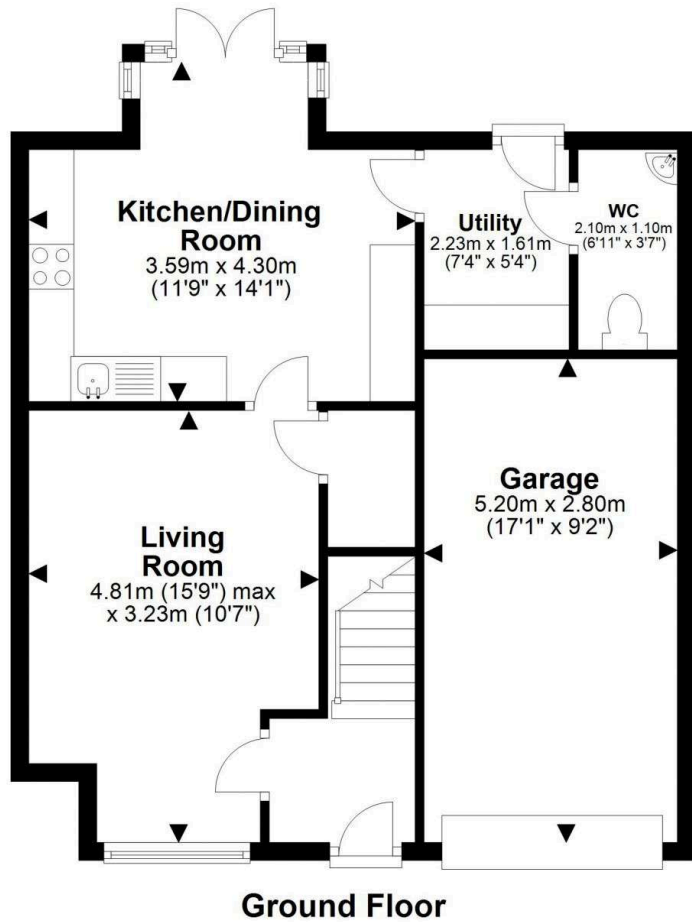
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, washing machine, and the garden shed. No warranty applies to any integrated appliances or movable goods included in the sale. Other items 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 buyer.



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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.

