



15 Easter Langside Avenue, Dalkeith, EH22 2FE

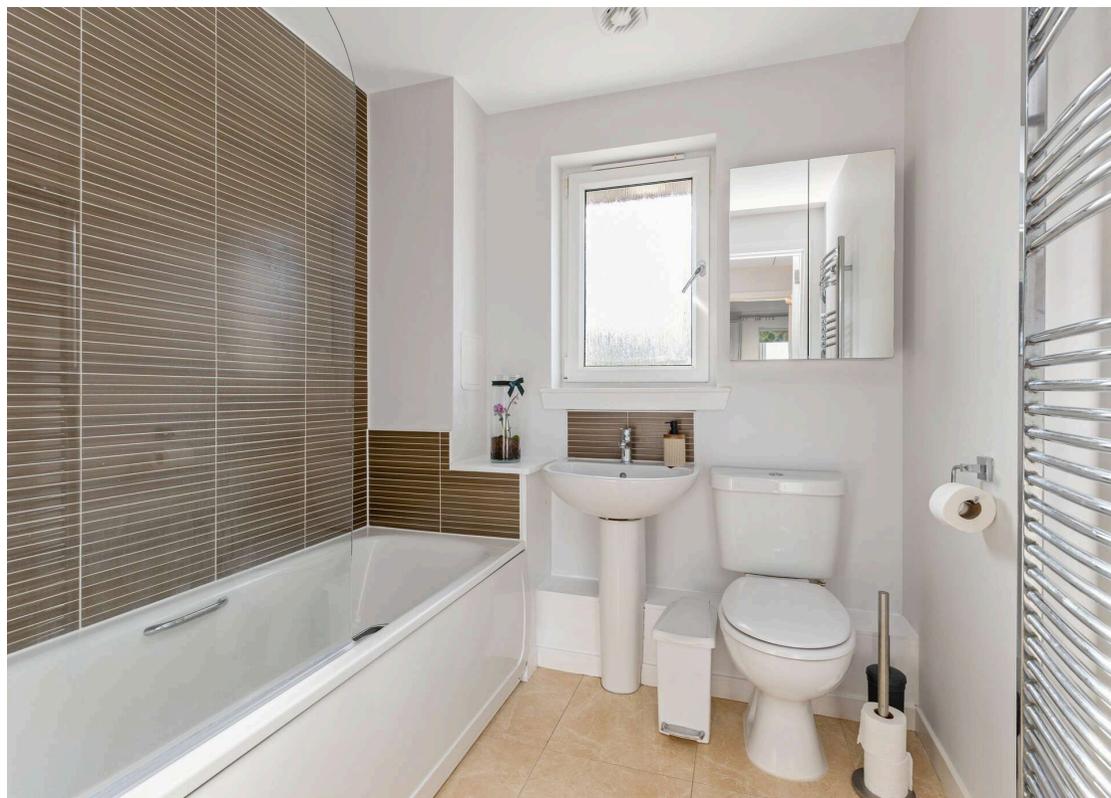


## Welcome

Welcome to 15 Easter Langside Avenue, Dalkeith, a superb opportunity to acquire a beautifully presented, terraced home in a sought-after modern residential development. This exceptional two-bedroom property enjoys a prominent position with a generous open outlook and offers contemporary living perfectly suited to first-time buyers, young families, or professionals. The home features thoughtfully landscaped gardens to both the front and rear, as well as convenient residents' parking. The location benefits from close proximity to local amenities and reputable schools, making everyday life effortless and convenient. Early viewing is highly recommended to appreciate the quality, space, and finish of this outstanding property.

- Superb prominent location with open outlook in an established modern residential estate
- Wonderful open views to the front of the property
- Entrance hallway
- Ground floor WC
- Living room featuring a front facing window
- Gorgeous fitted modern dining kitchen with French doors to the rear, a range of base and wall units, worktops, splashbacks, and composite sink, gas hob, extractor, oven, washing machine, and fridge freezer
- Upper hallway with store cupboard and loft access
- Main bedroom with front facing windows and built-in mirrored wardrobes
- Bedroom two with rear facing window and built-in mirrored wardrobes
- Family bathroom featuring a bath with shower over and shower screen wc, sink, and large heated towel radiator
- Double glazing and gas central heating
- Residents and visitor parking
- Lovely garden grounds to the front and rear, ideal for outside entertaining, including garden shed with covered seating area







## Dalkeith

The property is located in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned as part of a modern new development, an ideal location to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, Lidl, Aldi, and the usual range of banks, building societies and post office facilities. Leisure wise the choice is excellent and includes several bars, restaurants, and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park and numerous golf courses are 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. The Borders and Edinburgh rail link also has many stations nearby providing easy access to Edinburgh city centre within 20 minutes.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, and the garden shed. Other items may be available by negotiation. No warranty applies to any integrated appliance, free standing white goods or any other movable items included in the sale.





# Get in touch

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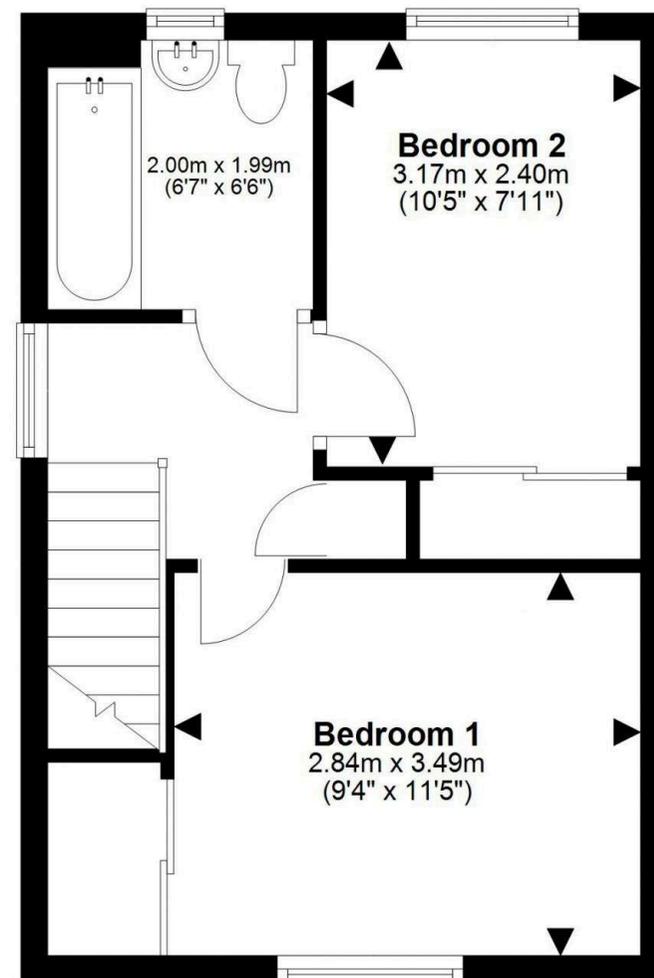
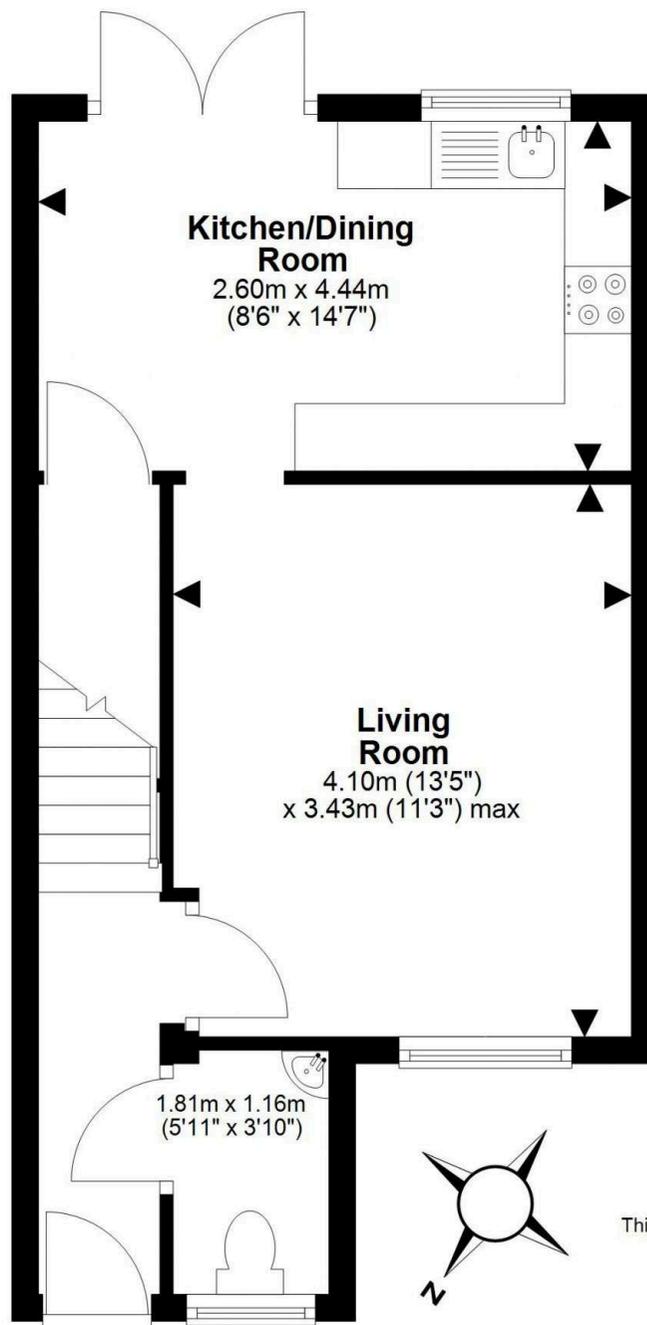
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

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Edinburgh EH10 4EQ



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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.