



RALPH SAYER
SOLICITORS & ESTATE AGENTS

7 Easter Langside Drive

Dalkeith, Midlothian, EH22 2FR

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Set within a peaceful modern development, just a five-minute drive from central Dalkeith and within walking distance of local schools, this two-bedroom lower villa features tasteful, understated interiors with open-plan living, ideally suited to daily life and entertaining. With central Edinburgh just a 30-minute commute away, the property will be highly appealing to small or young families and professionals seeking a quieter alternative to city living. Adding extra appeal is private off-street parking and access to a shared garden.

Extras: All fitted floor and window coverings and light fittings are included.

Factor: Ross & Liddell, approximately £30 per month for the grass to be cut and building insurance.

Property Summary

- Quiet setting in well-connected Dalkeith
- Modern lower villa with tasteful interiors
- Inviting entrance hall with storage
- Bright reception room open-plan to a stylish integrated kitchen
- One double bedroom
- Second good-sized bedroom/ideal study or dressing room
- Bathroom with shower-over-bath
- Communal garden
- Private off-street parking
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - C
- Home Report Value - £180,000







Bright reception room,
a stylish integrated kitchen,
one double bedroom and a
second good-sized
bedroom







Bathroom with
shower-over-bath and a
communal garden





Let us help you find your next
dream property!



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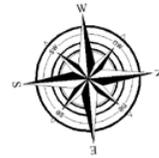
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

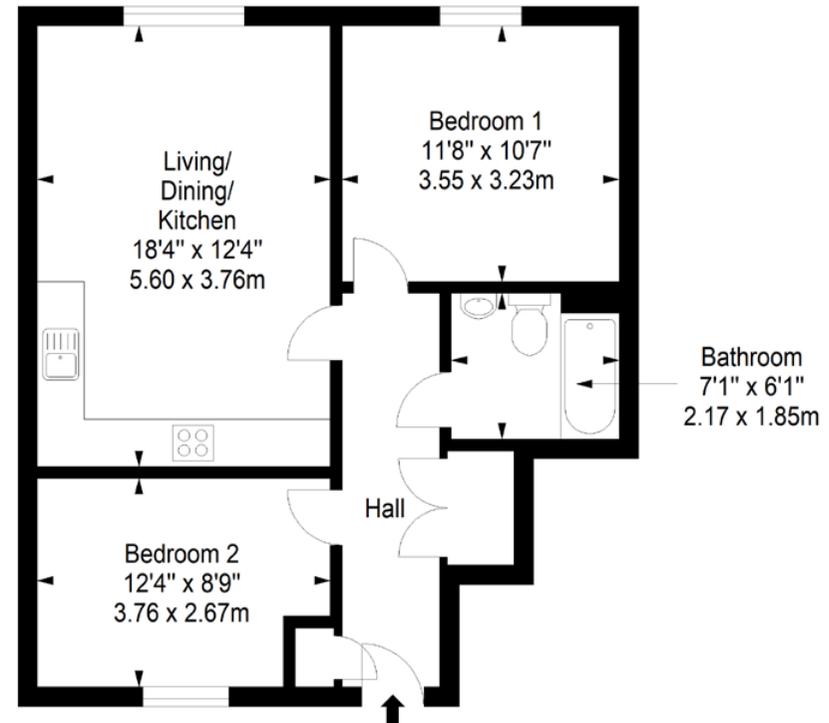
  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor
Approx. 56.9 sq. metres (612.5 sq. feet)



Total area: approx. 56.9 sq. metres (612.5 sq. feet)