



2 EASTER LANGSIDE GARDENS

DALKEITH, MIDLOTHIAN, EH22 2FF



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A three-bedroom, mid-terrace house that forms part of a modern development in Dalkeith, offering well-presented interiors across three floors that are finished with quality fixtures and fittings. Located across the road from a public park, the spacious home also benefits from proximity to local amenities and transport links and scenic views across the Midlothian countryside. Ideal for families, commuting professionals, and first-time buyers, this property is sure to be in popular demand.

Inside the home, an entrance hall (with guest WC) welcomes you with wood-toned flooring that flows seamlessly past a guest WC into the well-proportioned living room, a versatile social space where French doors lead out into the garden. Also on the ground floor is a modern, naturally-lit, breakfasting kitchen with integrated appliances including a gas hob and cooker, a fridge freezer, a washing machine and a dishwasher.

FEATURES

- Modern mid-terrace house in popular Dalkeith
- Close to rail and road links and local green spaces
- Hall with WC
- Bright living room with French doors to the garden
- Modern integrated kitchen
- Two double bedrooms (one with storage)
- Versatile third bedroom/home office
- Shower room in the principal suite
- Bathroom with a handheld shower
- Enclosed rear garden with shed
- Parking space at the rear of the property
- Gas central heating and double glazing





On the first floor there is a bright double bedroom, a single bedroom that offers home office potential and a bathroom with a handheld shower. The second floor is wholly occupied by the principal bedroom, brightly lit by two skylight windows, and featuring ample fitted storage and a naturally-lit en-suite shower room. Gas central heating and double glazing throughout ensure that the property is warm and energy efficient.

Outside, the house features an easy-maintenance gravel front garden and a secure rear garden with patio area and shed. Finally, there is a parking space at the back of the property, access via the back garden, unrestricted on-street parking outside and on surrounding streets.

Extras: The sale includes all fitted floor and window coverings, light fittings, and kitchen appliances.







Dalkeith, Midlothian

Nestled in the beautiful Midlothian countryside, yet just eight miles southeast of Edinburgh, the historic town of Dalkeith has seen its popularity soar in recent years, thanks to the reopening of the Borders Railway between the Scottish Borders and Edinburgh, calling at Eskbank station. With its picturesque setting between the northern and southern forks of the River Esk, not to mention fantastic transport links and local amenities, Dalkeith is an ideal choice for families and professionals looking to escape the hustle and bustle of the capital. In the traditional town centre a diverse blend of independent shops and high-street retailers cater for everyday essentials, and these are supplemented by several large supermarkets nearby.

Residents of Dalkeith also have no shortage of outdoor pursuits right on their doorstep, from tranquil riverside walks to a relaxed round of golf at one of the many prestigious courses nearby. Dalkeith Country Park also promises a fun-filled family day out, with activities for all ages and interests, including Fort Douglas – a woodland adventure playground of tree houses, bridges and secret tunnels! Excellent nursery and primary education is provided at a choice of local primary schools, followed by secondary education at the purpose-built Dalkeith Schools Community Campus, which accommodates Dalkeith High School and St. David's Roman Catholic High School.

Dalkeith is exceptionally well connected, owing to comprehensive public bus services and rail links between Eskbank station and Edinburgh Waverley. Close proximity to Edinburgh City Bypass also allows convenient travel to Edinburgh International Airport and the M8/M9 motorway network.





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FLOORPLAN

