



7 Broadhurst Road, Easthouses, EH22 4DW



Welcome

Welcome to 7 Broadhurst Road - a spacious semi-detached two-bedroom bungalow set in a quiet location in the popular Easthouses area of Dalkeith, Midlothian. The property is enhanced with double glazing, gas central heating, conservatory, driveway, and detached wooden garage. It is presented to the market in good, clean, well-maintained condition but would benefit from some light upgrading. This is an excellent opportunity for first time buyers, families and for those looking for ground floor living. It offers superbly sized private garden grounds to the front, side, and rear, and is well placed for all local amenities. Easthouses would make an ideal commuter base as it provides easy access to Edinburgh, the City By-Pass, the Scottish Motorway Network, and train stations that are nearby. Given the accommodation on offer we would recommend viewing at your earliest convenience to avoid disappointment.

- Sought after yet quiet residential location
- Entrance vestibule
- Hallway with loft access
- Bedroom one with bay style window to the front and an Edinburgh press
- Bedroom two with rear facing window
- Living room with front facing window, and open shelved display
- Family shower/wet room with electric shower (raindrop and attachment), wc and sink
- Fitted kitchen with a range of base and wall units, gas hob, oven, and extractor
- Conservatory with light and power
- Gas central heating and double glazing
- Attached brick-built store housing the boiler
- Monoblock driveway leading to a detached garage
- Good sized private garden grounds to the front, side, and rear with open views







Easthouses

Easthouses is a popular residential area located in Midlothian, offering a welcoming community atmosphere and a variety of local amenities. Situated just a short distance from Dalkeith and within easy reach of Edinburgh city centre, the area is well-served by public transport links, making it an excellent base for commuters. Residents can enjoy nearby parks, schools, and shopping facilities, as well as scenic countryside walks in the surrounding Midlothian landscape. With a blend of modern and traditional homes, Easthouses combines the convenience of suburban living with access to a wide range of leisure and recreational opportunities.

Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, all integrated appliances and any remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.



Get in touch

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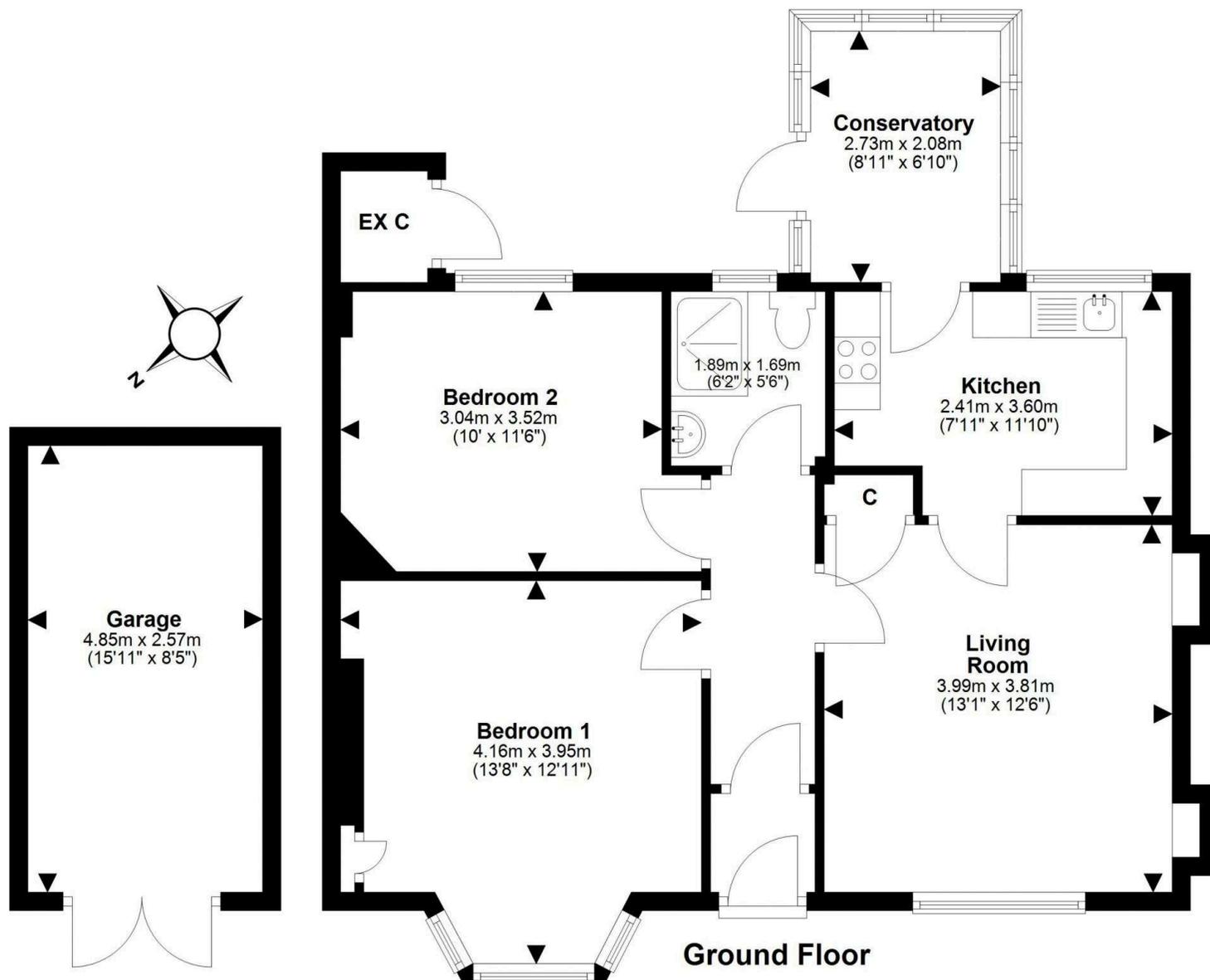
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EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
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.



Ground Floor

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.