



RALPH SAYER
SOLICITORS & ESTATE AGENTS

155 Easter Langside Drive

Dalkeith EH22 2FR

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Ralph Sayer are delighted to bring to market this exceptional five-bedroom detached family home, a beautifully presented “Sunningdale” by Bellway, offering generous and versatile living space in a peaceful, woodland-backed setting on the outskirts of Dalkeith, Midlothian.

Occupying a prime position at the top of the development, this impressive modern home enjoys enhanced privacy to the rear, with mature woodland forming a tranquil backdrop to the landscaped garden. The property further benefits from a monoblock double driveway, integrated garage and a thoughtfully converted section of the garage, increasing the already substantial living accommodation.

The accommodation comprises a welcoming entrance hallway finished with stylish herringbone flooring, carpeted staircase to the upper level, and bespoke under-stair storage. To the front of the property, the elegant lounge features a contemporary wall-mounted fireplace and soft carpet flooring, creating a warm and relaxing living space.

The converted garage room, currently utilised as a dining room, offers excellent flexibility and could equally serve as a family room, home office or sixth bedroom depending on requirements.

The heart of the home is the impressive open-plan dining kitchen — a bright and spacious area ideal for modern family life and entertaining. French doors seamlessly connect the interior to the rear garden. The kitchen itself is fitted with a sleek range of gloss white wall and base units, complemented by laminate worktops and under-unit lighting. Integrated appliances include a five-burner gas hob with extractor, double oven, fridge freezer and dishwasher. A separate utility room provides additional storage, sink facilities and direct garden access, with a convenient ground floor WC located adjacent.

Upstairs, the principal bedroom benefits from built-in storage, a Juliet balcony and a contemporary en-suite shower room. Bedroom two also enjoys en-suite facilities, while three further well-proportioned double bedrooms provide excellent family accommodation. A modern family bathroom features a three-piece suite with separate shower enclosure. The landing offers further built-in storage and loft access. Gas central heating and double glazing complete the property.

Externally, the property is equally impressive. The front garden is attractively presented with stone-chipped sections and shrubs, alongside the double driveway leading to the integrated garage. To the rear, the large, secluded garden has been designed for low maintenance living, featuring artificial lawn, well-defined pathways and two separate seating/dining areas — all framed by the privacy of the surrounding woodland.

This outstanding family home offers spacious, flexible accommodation in a sought-after setting and is sure to appeal to buyers seeking modern living with added extras and privacy.

Home Report Value - £490,000

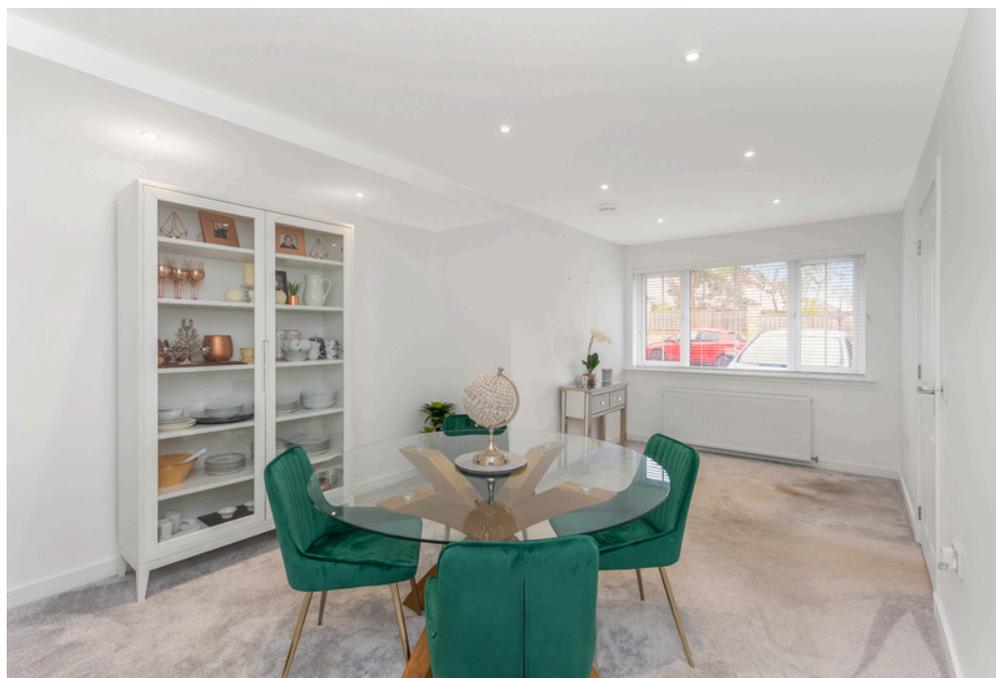








Spacious detached
5 bedroom home,
with versatile
family accommodation









Property Summary

- Detached villa
- Generous sitting room
- Dining Room
- Spacious kitchen, dining & family room
- Utility room
- Downstairs WC
- Master bedroom with en-suite shower room
- Second double bedroom with en-suite shower room
- Three further double bedrooms
- Four piece family bathroom
- Neat front garden
- Driveway & single integral garage
- Extensive rear garden, mainly laid to lawn
- EPC Rating - B | Council Tax Band - G





Dalkeith



Dalkeith is a thriving town in the county of Midlothian, perhaps some eight miles from Edinburgh's city centre. It is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the east through Dalkeith, Eskbank and Bonnyrigg to Loanhead, Roslin and Penicuik in the west.

Let us help you find your next
dream property!



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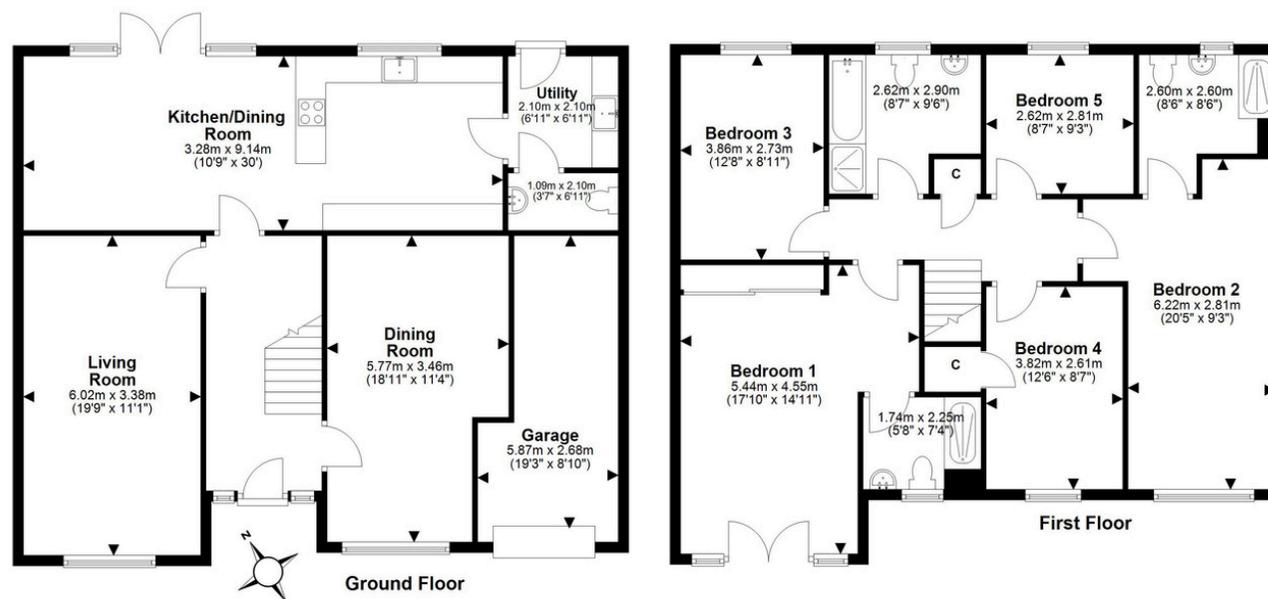
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DISCLAIMER

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.



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.