



46 Easthouses Way, Easthouses, Dalkeith, Midlothian, EH22 4UA

Light and Beautifully Presented, Two-Bedroom, End-Terrace House

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Property Description

Light and beautifully presented, two-bedroom, end-terrace house, with gardens and a driveway. Located in a quiet and leafy residential area of Easthouses, near Dalkeith, Midlothian.

Comprises an entrance hall, living room, dining/kitchen, two double bedrooms and a family bathroom.

With light neutral decor throughout, highlights include a modern fitted kitchen and bathroom, contemporary flooring and lighting. In addition, there is good storage, including a loft, NEST gas central heating and double glazing.

There is a lawn and mono-blocked driveway to the front, whilst a southerly facing rear garden includes a patio, synthetic turf lawn, grass lawn and a shed. This residential cul-de-sac development also provides additional, unrestricted, visitor parking, and has a semi-rural feel, bordered by farm and woodland.

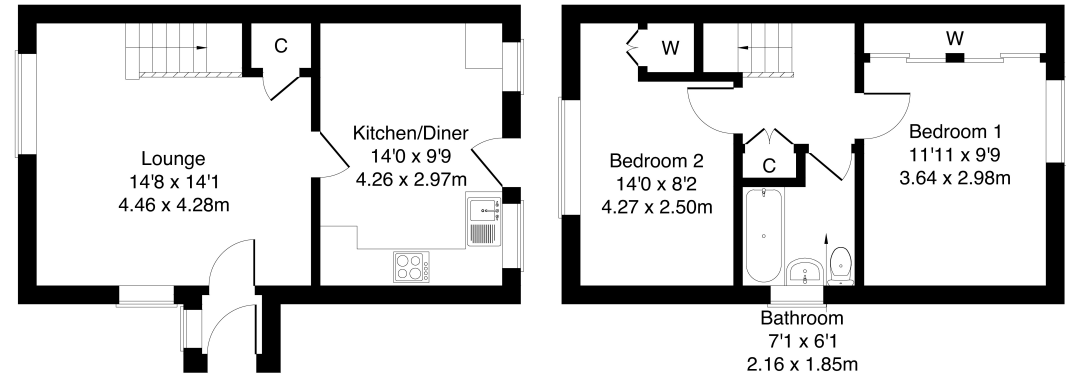
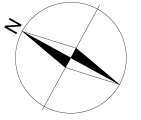
A bright entrance vestibule leads into the home's dual-aspect living room, which is finished with light, neutral decor and modern, wood-effect flooring. The well-proportioned reception space includes built-in cupboard storage and offers a flexible floorplan for freestanding furniture. Conveniently leading off the living room, a kitchen, with garden access, provides ample space for seated dining and is well-finished with white units, wood-effect worktops and stylish splashback tiling. An integrated oven, a gas hob and a canopy are included, whilst space and plumbing are available for further appliances.

Upstairs, leading off a landing, with storage, and set to either aspect, two double bedrooms continue the neutral decor and modern flooring of the living space, and both benefit from built-in wardrobe storage.

Completing the accommodation, a contemporary bathroom comprises a bath, with an overhead shower, a WC- suite set into storage, a chrome, ladder-style radiator and tiled, splash walls.

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Approximate Gross Internal Area: (710 sq ft - 66 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Easthouses is a residential town, set just to the south of Dalkeith, and some eight miles from Edinburgh city centre. With good amenities on offer locally, as well as excellent commuting links and local schooling, nearby Dalkeith offers further amenities including local shopping, supermarkets, cafes and restaurants. The surrounding areas offer some of Edinburgh's largest retail parks, including

Straiton, which provides a Sainsbury's supermarket, Boots, an M&S food store and other high-street names along with one of Scotland's IKEA stores. There is good local schooling available from primary to secondary level, and recreational facilities include several golf courses, Hillend Ski Slope and the famous Rosslyn Chapel and Rosslyn Glen County Park.





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