



Estate Agents and Solicitors

## 36 Easthouses Way, Easthouses, Dalkeith, Midlothian, EH22 4UA

Well Presented & Modern, Two-Bedroom, Mid-Terrace House

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# Property Description

Well presented and modern, two-bedroom, mid-terrace house over two levels with a driveway and private garden, set in a quiet residential cul-de-sac in the popular settlement of Easthouses, near Dalkeith.

Comprises: an entrance hall, living room, kitchen, a double bedroom, single bedroom, and a bathroom.

Highlights include a fitted kitchen, a modern bathroom suite, and good integrated storage including a partially floored attic.

In addition, there is gas central heating, double glazing, TV and telephone points, and light neutral decor throughout.

Externally, the property benefits from a well maintained private rear garden with a lawn, patio and mature trees, whilst there is a monobloc drive to the front.

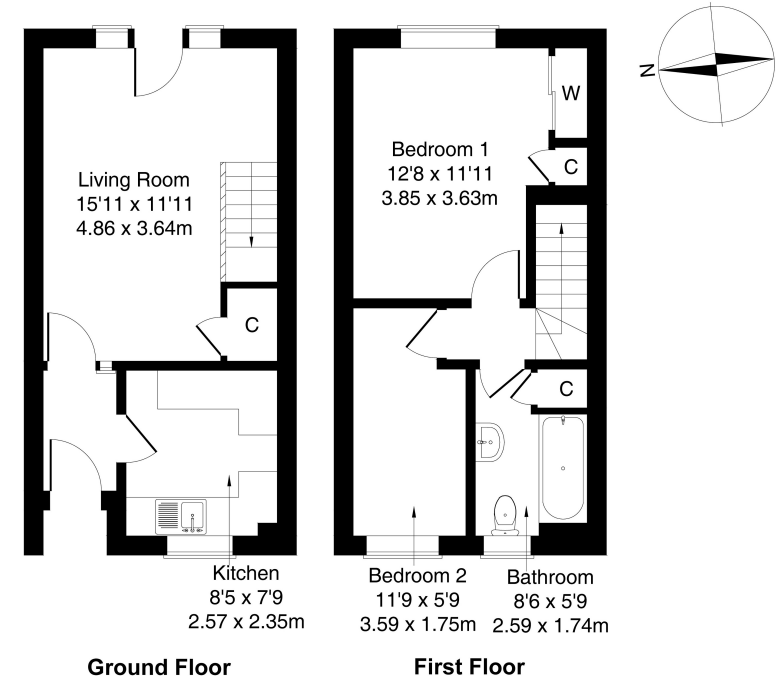
The entrance hall provides access to the modern kitchen set towards the front, where there are modern units, stone-effect worktops, a tiled surround, and a sink with drainer, with freestanding appliances including a fridge/freezer, cooker with gas hob, and a washing machine.

The spacious living room is to the rear of the property, and offers a storage cupboard, a wall mount TV point, and a patio door leading out into the rear garden.

From the lounge, carpeted stairs lead up to the first floor where there is access to the attic hatch. The larger bedroom quietly overlooks the rear garden, and includes a fitted wardrobe and a cupboard, whilst flexible bedroom two is set towards the front.

Completing the accommodation, the fully tiled bathroom consists of a three-piece suite, a mains shower over the bath, a shaver point, and a chrome ladder radiator.

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Approximate Gross Internal Area: (581 sq ft - 54 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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