



29 Laurel Bank, Dalkeith, Midlothian, EH22 2JH

Immaculately Presented, Two Bedroom, Mid-Terrace Home with Gardens & Driveway

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Property Description

Immaculately presented, two-bedroom, mid-terrace house, with gardens and a driveway. Located in an established residential area of Dalkeith, Midlothian.

Comprises an entrance hall, an open-plan living/dining room and kitchen, a utility cupboard, two double bedrooms, a family bathroom and a ground-floor WC.

Highlights include an integrated kitchen, with high-quality appliances and solid wood doors, spotlighting throughout, and stylish contemporary bathrooms. Further highlights include solid oak flooring throughout the ground floor, engineered wood flooring on the stairway and bedroom one, and luxury vinyl in the bathrooms and bedroom two.

In addition, there is gas central heating, double glazing, and excellent storage provision, including integrated wardrobes and a floored loft. Externally, there is a paved driveway and shrubbery to the front, whilst the enclosed rear garden features a lawn, wood-decked patios and a shed.

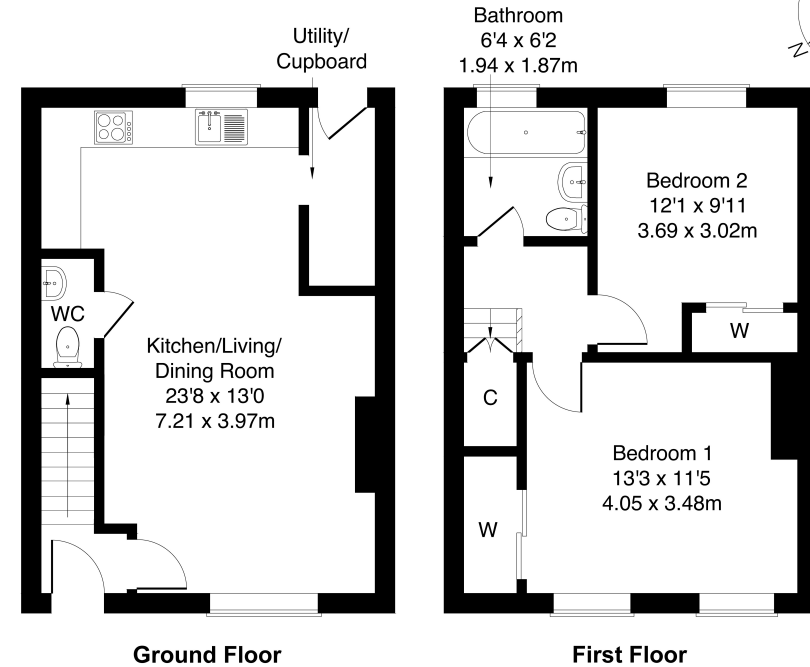
A bright entrance hall leads into the home's impressive, open-plan living/dining room and kitchen, spanning the entire depth of the property. The flexible, dual-aspect area includes access to a modern WC and is tastefully presented and finished with light, neutral decor and solid oak flooring, whilst offering plenty of space for freestanding lounge and dining furniture. The living area flows into a stylish, fitted kitchen, enjoying rear garden access. Modern units include solid wood doors, granite-effect worktops, a sink with drainer and spray pull tap, and a tiled surround; with appliances including an integrated oven, a microwave, an induction hob with a stainless-steel canopy, a dishwasher and a fridge/freezer; whilst plumbing and space for further appliances is available in an adjoining utility room.

On the upper floor, set to either aspect, two well-proportioned bedrooms continue the tasteful decor throughout, and both benefit from a built-in wardrobe with mirror sliding doors. Completing the accommodation, the stylish family bathroom is fitted with a modern three-piece suite, a rainfall shower-over-bath, a chrome ladder-style radiator, vanity storage and tiled splash walls.



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Approximate Gross Internal Area: (797 sq ft - 74 sq m.)



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

Area Description

Eskbank and Dalkeith are situated in Midlothian, some eight miles from Edinburgh city centre, and offer excellent local amenities throughout, including Morrison's and Lidl supermarkets. Conveniently located, the city bypass can be reached in a few minutes, providing excellent commuter links to central Edinburgh, the surrounding areas, and to some of Edinburgh's largest retail parks. Straiton

Retail Park provides a Sainsbury's supermarket, Boots, an M&S food store and other high-street names along with one of Scotland's two IKEA stores. With good local schooling available from primary to secondary level, the area benefits from a regular public transport service operating to and from Edinburgh and beyond.





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