



95 Wester Kippielaw Drive, Dalkeith, Midlothian, EH22 2GR

Beautifully Presented, Two-Bedroom, Main Door, Ground Floor Flat with Private Parking

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Property Description

Beautifully presented, two-bedroom, main door, ground floor flat, with an allocated parking space. Set in a modern, factored, residential development, located in the popular town of Dalkeith, Midlothian.

Comprises an entrance hallway, an open plan living/dining room and kitchen, two double bedrooms, an en-suite shower room, and a family-size bathroom.

Highlights include a fully integrated kitchen, modern bathroom suites, continuous contemporary flooring, and good storage provision. Tastefully finished with light modern decor - ready-to-move-in, further features include double glazing and gas central heating.

The development also provides landscaped grounds and open green spaces, a shared bike store, additional residents' parking and visitors' spaces.

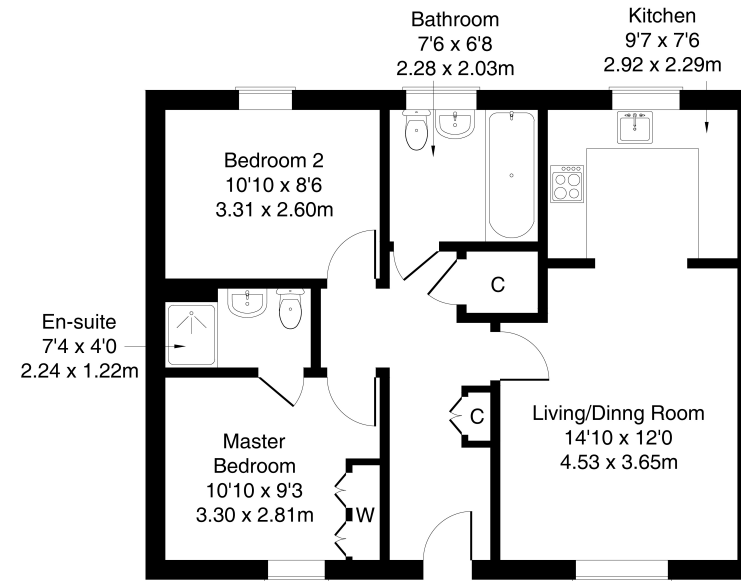
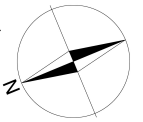
A welcoming entrance affords access throughout the property, and features superb storage with two built-in cupboards, whilst modern wood effect flooring continues into the public room and bedrooms. Set to the front, an open-plan living room and kitchen offer space for a dining/breakfast table and chairs, and features light decor and pendant light fittings. Set to the rear, the stylish kitchen is fitted with contemporary units, stone effect worktops with matching upstands, a sink with drainer, and an integrated washing machine, dishwasher, fridge/freezer, oven and gas hob.

A tastefully finished master bedroom is set to the front, and includes a fitted wardrobe and a generous en-suite shower room, whilst rear-facing is a second well-proportioned bedroom with ample space for freestanding storage. Completing the accommodation, set to the rear, the family-size bathroom is fitted with a modern three-piece suite and tiled splash areas.



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Approximate Gross Internal Area: (657 sq ft - 61 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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