



58 James Lean Avenue, Dalkeith, Midlothian, EH22 2AD

Immaculately Presented & Spacious, Two-Bedroom, Lower Villa with Private Gardens

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Property Description

Immaculately presented and spacious, two-bedroom, lower villa with generous, well-maintained private gardens. Situated in a popular residential location in the bustling Midlothian town of Dalkeith, close to local amenities and a short walk from Dalkeith High Street.

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

Renovated this year with a new kitchen, new bathroom, new flooring, rendered walls, modern internal doors and a new gas central heating boiler with HIVE smart thermostat.

In addition, there is double glazing, dual-aspect rooms, and direct access to the south-facing garden from the kitchen.

Externally, the property enjoys low-maintenance landscaping to the front, while the enclosed rear garden provides an excellent outdoor space with a lawn, patio, planting beds, storage shed and a greenhouse.

The welcoming entrance hallway offers generous space, modern wood-effect flooring, and a deep storage cupboard with its own lighting. The bright and spacious living/dining room benefits from dual-aspect windows, providing excellent natural light, while a press cupboard and elegant coving add to the character of the space. Set off the living area, the stylish new kitchen boasts contemporary units, stone-effect worktops, a matching splashback, and a stainless steel sink with a drainer. A full range of integrated appliances includes a fridge freezer, washing machine, dishwasher, oven, and gas hob, while a rear door provides direct access to the enclosed south-facing garden.

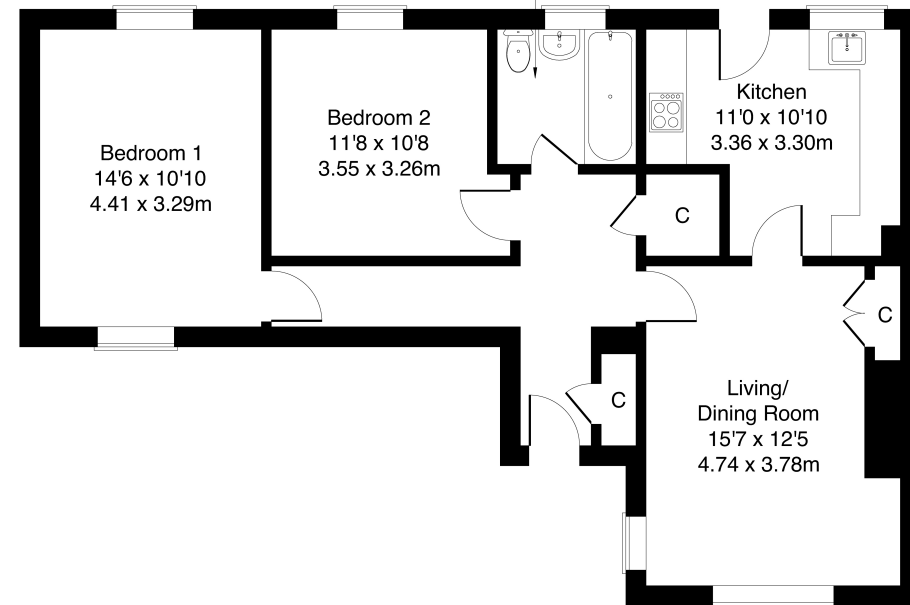
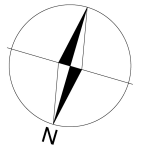
Both bedrooms are well-proportioned doubles, offering ample space for freestanding storage. The principal bedroom benefits from dual-aspect natural light and carpeted flooring, while the rear-facing second bedroom also features a comfortable layout with a pendant light fitting and carpeted flooring. The modern bathroom has been beautifully upgraded with contemporary wall panelling, stylish flooring, and a three-piece suite, including a mains, rainfall shower over the bath and a sleek chrome ladder-style radiator.



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

Bathroom
6'9 x 6'7
2.06 x 2.00m



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, located in the heart of Midlothian, are just eight miles from Edinburgh's city centre, offering a superb range of local amenities. Both areas feature convenient supermarkets such as Morrison's and Lidl, alongside a variety of shops and services. Ideal for commuters, the city bypass is easily accessible, providing swift links to central Edinburgh, nearby towns, and some of the city's major retail parks.

Straiton Retail Park, only a short drive away, boasts a Sainsbury's, Boots, an M&S Food store, and one of Scotland's two IKEA stores, along with several other well-known high-street brands. The area is well-served by local schools, catering to primary and secondary education, and benefits from regular public transport connections to Edinburgh and beyond.





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