



10 Cortleferry Drive, Dalkeith, Midlothian, EH22 3HU

Two-Bedroom, Semi-Detached Bungalow with Gardens, Garage & Sunroom

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Property Description

Beautifully presented two-bedroom semi-detached bungalow with gardens, a garage, and a sunroom, set in a quiet residential street in the highly desirable Eskbank area of Dalkeith.

Comprises a vestibule, hallway, living room, fitted kitchen, bright sunroom, two double bedrooms, and a contemporary shower room.

Highlights include a fitted kitchen with appliances, a stylish shower room, and light neutral decor throughout.

Benefits include contemporary flooring, HIVE gas central heating, full double glazing, and excellent storage including wardrobes, a loft hatch, and a powered garage.

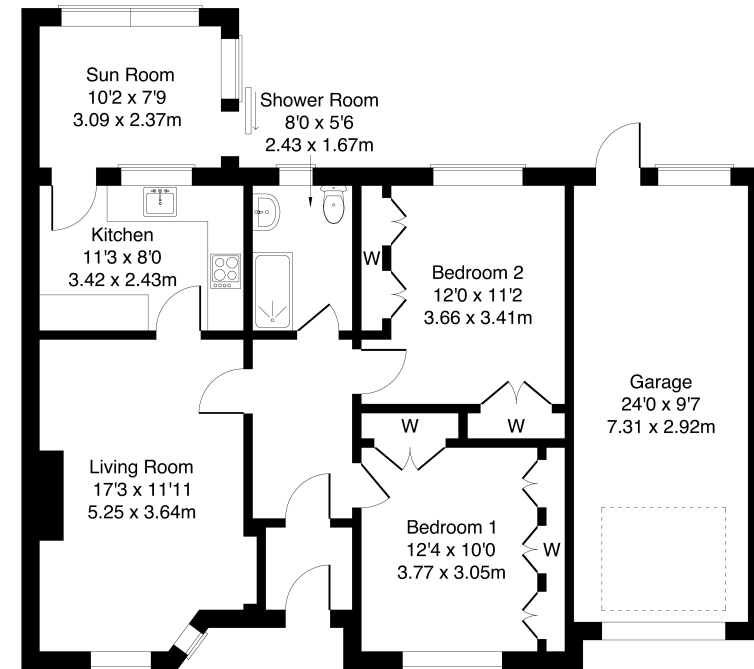
Externally, the property boasts low-maintenance landscaped gardens, a front driveway, and an enclosed rear garden with lawns, paved patios, hedging, and planting beds.

A tiled vestibule provides a welcoming entrance with cloak space, leading to the main hall, which gives access to all rooms and features carpeted flooring, a loft hatch, and the heating controls. A spacious living room is set to the front and includes a tasteful fireplace, a press cupboard, and coving. Set to the rear, the kitchen is fitted with wood-effect worktops, a stainless steel sink, an integrated oven and ceramic induction hob, and a full range of freestanding appliances including a fridge/freezer, dishwasher, and washing machine. A bright, generous sunroom offers a flexible space for dining or family use, with sliding patio doors leading to the garden.

Both double bedrooms are well-sized, set to either side of the property, and benefit from built-in wardrobes and carpeted flooring. A stylish shower room completes the accommodation, with a corner cubicle, modern fittings, storage units, wall panelling, recessed spotlighting, and a chrome ladder radiator.

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Approximate Gross Internal Area: (1044 sq ft - 97 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, located in Midlothian, just eight miles from Edinburgh city centre, offer a wide range of local amenities including Morrison's and Lidl supermarkets. Ideally positioned for commuters, the area is only minutes from the city bypass, giving easy access to central Edinburgh, surrounding towns, and major retail destinations.

Nearby Straiton Retail Park features a Sainsbury's, Boots, M&S Foodhall, and one of only two IKEA stores in Scotland, along with a variety of popular high-street retailers. The area also boasts well-regarded primary and secondary schools, as well as regular public transport links connecting to Edinburgh and beyond.





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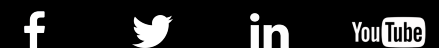
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