



Property Description

Light, well-presented and spacious, modern five-bedroom family home with gardens, a driveway and an integrated double garage. Set adjacent to a shared green with woodland to the rear, in a popular, family-oriented residential development on the outskirts of Dalkeith, Midlothian.

Comprises an entrance hallway, living room, dining/kitchen, utility room, five flexible bedrooms, two en-suites, a family bathroom and a ground-floor WC.

Finished in light neutral decor throughout, this desirable family home features quality fixtures and generous living spaces.

Highlights include a fully integrated kitchen with quality worktops, stylish bathroom suites, and contemporary lighting. In addition, there is a Juliet balcony with views for the master bedroom, gas central heating, double glazing and solar panels.

There are also superb integrated storage spaces, including bedroom wardrobes, a loft, and the generous semi-converted garage.

Externally, there is a multi-vehicle driveway to the front, whilst a large rear garden is bordered with woodland and features a lawn and patio.

A welcoming entrance hall provides access to all ground-floor rooms, with convenient internal access to the integrated double garage adjacent. The spacious living room is bright and comfortable, featuring soft carpeted flooring, a central light fitting and a large window allowing plenty of natural light, making it ideal for both family living and entertaining. The kitchen/dining room forms the heart of the home and features marble-effect tiled flooring, stone-effect worktops and contemporary spotighting. It is fitted with a sink and drainer with mixer tap and benefits from French doors opening onto the rear garden. Appliances include a fridge/freezer, dishwasher, tumble dryer, washing machine, oven and a five-ring gas hob with canopy extractor above. A practical utility room and a convenient ground-floor WC are accessed from the kitchen/dining area.

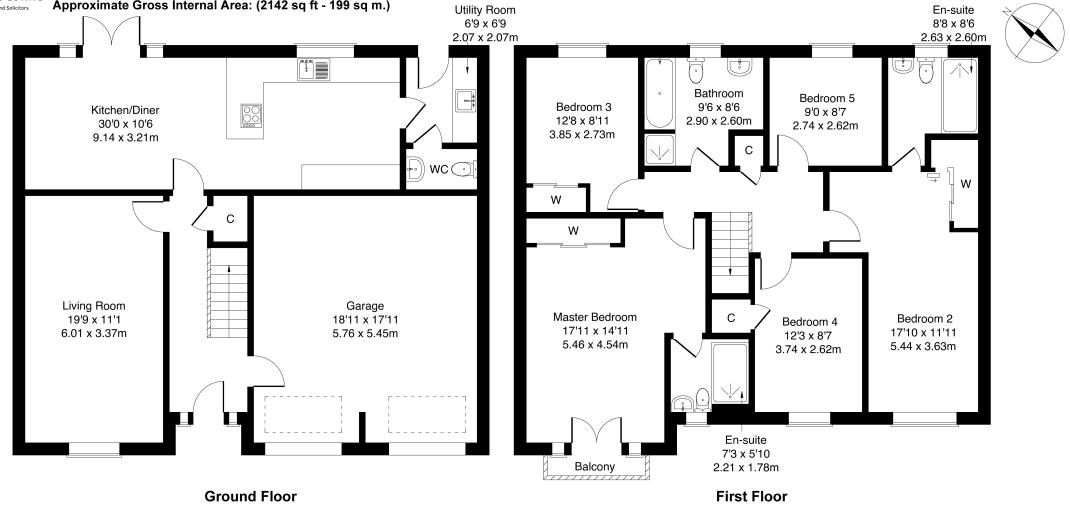
On the first floor, the principal bedroom offers carpeted flooring, a built-in wardrobe with mirrored sliding doors and a Juliet balcony, and is complemented by a modern en-suite shower room. Bedroom two is also well proportioned, featuring carpeted flooring, a built-in mirrored wardrobe and its own contemporary en-suite. Three further carpeted bedrooms are located on the first floor, offering flexible accommodation for family living or home working, with bedroom three benefiting from a built-in wardrobe. A built-in storage cupboard is located within the hallway, and completing the accommodation is the modern fitted three-piece family bathroom, featuring tiled flooring, spotighting, a tiled splashback surround, a separate shower cubicle and a ladder-style radiator.

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4 Stagg Park, Dalkeith, EH22 2FU

Approximate Gross Internal Area: (2142 sq ft - 199 sq m.)



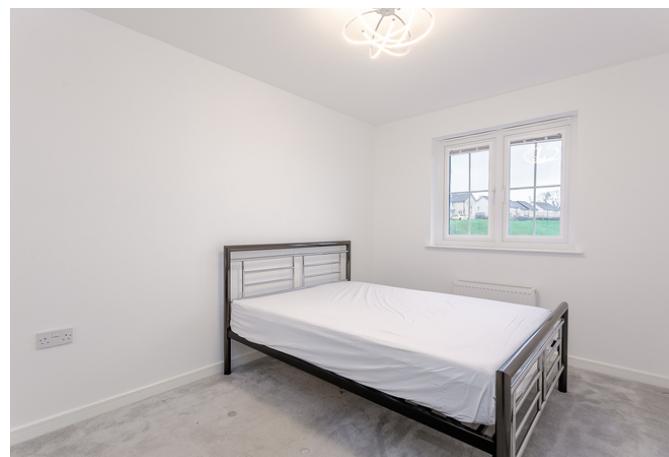
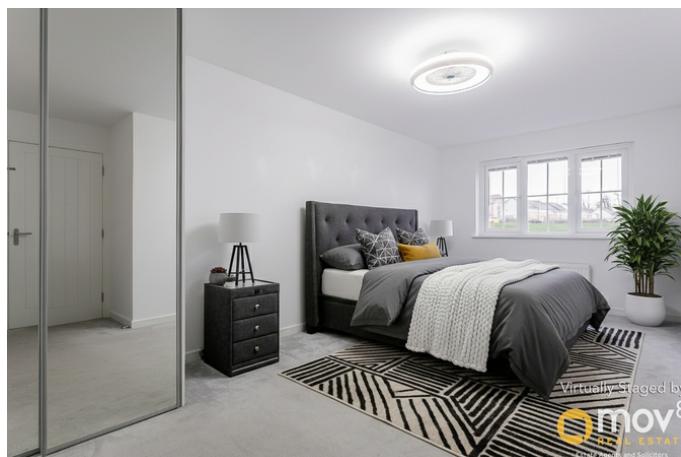
Area Description

Eskbank and Dalkeith, located in Midlothian around eight miles from Edinburgh city centre, boast a wide range of local amenities, including Lidl and Morrison's supermarkets. The area is ideally positioned with quick access to the city bypass, offering excellent commuter links to Edinburgh, nearby towns, and major retail destinations. Straiton Retail Park is close

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and features a Sainsbury's, M&S Food, Boots, various high-street retailers, and one of only two IKEA stores in Scotland. Families benefit from quality local schooling at both primary and secondary levels, while frequent public transport services ensure easy travel to and from Edinburgh and the surrounding areas.





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0345 646 0208
sales@mov8realestate.com
www.mov8.com
Head Office
6 Redheughs Rigg, Edinburgh, EH12 9DQ
Glasgow Office
77 Renfrew Street, Glasgow, G2 3BZ



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