



44 Easter Langside Drive, Dalkeith, Midlothian, EH22 2FH

Immaculately Presented and Flexible, Three-Bedroom, End-Terrace Family Home

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  Zoopla
find your happy

Property Description

Immaculately presented and flexible, three-bedroom, end-terrace family home, with gardens and allocated parking. Set in a modern, factored, residential development in Dalkeith, southeast of Edinburgh.

Comprises an entrance hall, living room, dining/kitchen, three bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Light and tastefully finished throughout, with a stylish integrated kitchen and modern bathroom suites, contemporary flooring and lighting. In addition, there is gas central heating, double glazing, multiple TV points and good storage, including a loft.

Externally there is a lawn to the front, whilst a good-sized, rear garden includes a synthetic turf lawn, a patio and a shed.

There is residents' parking to the rear, together with unrestricted on-street parking and well-maintained communal grounds, including a large 'village green'.

A welcoming entrance hall, with storage and a WC, is finished with light, neutral decor and modern, wood-effect flooring. Set to the rear, with access to the garden via glazed sliding doors, a stylishly presented living room includes a feature fireplace and offers a versatile floorplan for freestanding furniture. Next door, a kitchen, with space for seated dining, is fitted with contemporary, wood-effect units, and stone-effect worktops. Appliances include an integrated oven, a gas hob, a stainless-steel canopy, a fridge/freezer, a dishwasher and a washing machine. The microwave and wall-mounted television are included in the sale.

Upstairs, accessed from a landing, with storage, three well-proportioned bedrooms include carpeted flooring and continue the tasteful presentation of the living space. The master bedroom further benefits from integrated wardrobe storage and a modern, en-suite shower room.

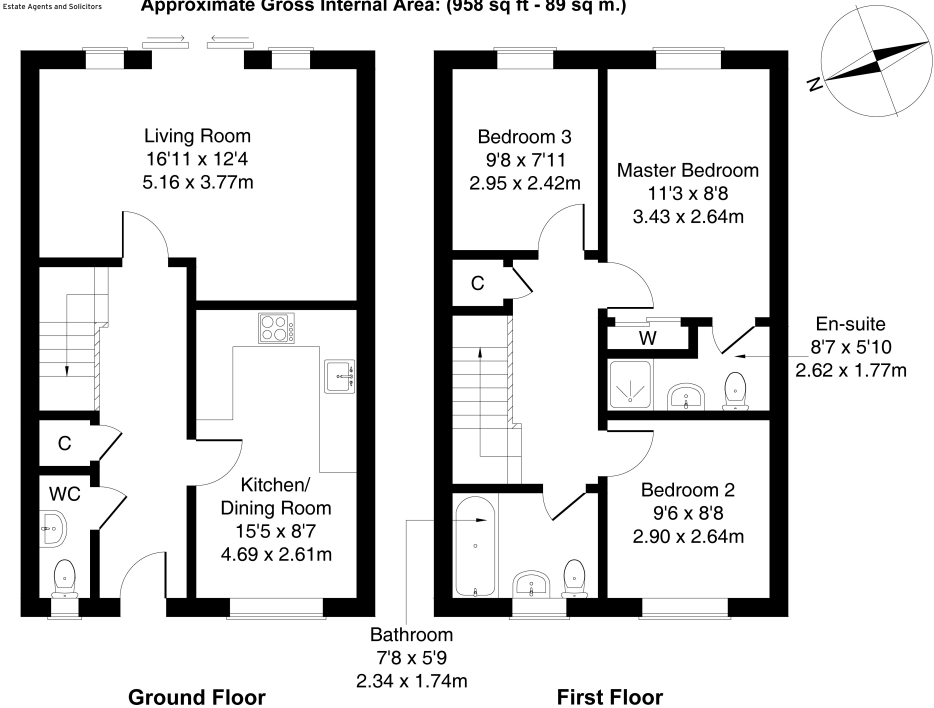
Completing the accommodation, a good-sized, family bathroom comprises a three-piece suite, a shower-over-bath, a chrome ladder-style radiator and tiled splash walls.

A 360 Virtual Tour is available online.



44 Easter Langside Drive, Dalkeith EH22 2FH

Approximate Gross Internal Area: (958 sq ft - 89 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.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

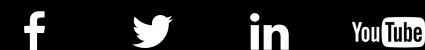
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.