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36 Ryndale Drive, Dalkeith, Midlothian, EH22 2EL

Tastefully Presented and Spacious, Four-Bedroom, Detached Family Home

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Property Description

Tastefully presented and spacious, four-bedroom, detached family home, with gardens, a driveway and an integrated garage. Set in a quiet, modern, residential development, located in Dalkeith, south-east of Edinburgh.

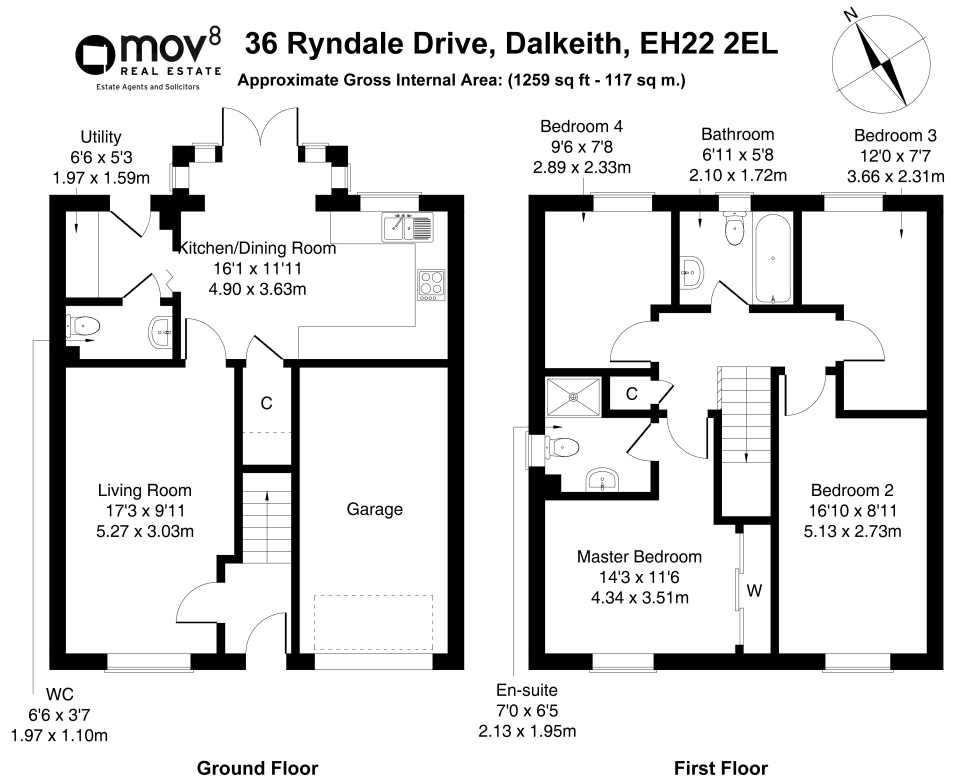
Comprises an entrance hall, living room, dining/kitchen, utility room, four flexible bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a high-quality, integrated kitchen, with granite worktops, modern bathroom suites and extensive, luxury Amtico flooring. In addition, there is gas central heating, double glazing and good storage, including a loft and a garage, with power and light.

To the front is a lawn and a mono-block driveway, whilst a good-sized, rear garden is bordered by woodland and includes patios, a lawn, numerous fruiting trees and a shed. This desirable development also offers visitor parking bays and a large 'village green' with a children's playground.

A welcoming entrance hall leads into a spacious living room, on the left, featuring luxury Amtico flooring and stylish plantation shutters. Plenty of versatile space is available for freestanding lounge furniture and the attractively presented reception room opens into a kitchen. Enjoying generous, full-height glazing and French doors opening onto the rear garden, the kitchen offers ample space for seated dining and provides convenient access to a modern WC. Fitted with high-quality units and granite worktops, the kitchen includes an integrated oven, a gas hob, a stainless-steel canopy, a fridge/freezer and a dishwasher. A washing machine is housed in an adjoining utility room, with garden access. Upstairs, a landing, with storage, leads to four well-presented bedrooms, continuing the high-quality, contemporary flooring of the reception space. The generously proportioned master bedroom enjoys built-in wardrobe storage and a modern en-suite shower room, whilst three further bedrooms offer good-sized, flexible spaces. Completing the accommodation, a bright family bathroom comprises a three-piece suite, a shower-over-bath and tiled, splash walls.

N.B. The bookcase in the living room may be available by separate negotiation.



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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