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## 46 Waterfall Walk, Dalkeith, Midlothian, EH22 2LE

Well Presented & Spacious, Three-Bedroom, Mid-Terrace House

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# Property Description

Well presented and spacious, three-bedroom, mid-terrace house, with front and rear gardens, located in a leafy and established residential area of Dalkeith, Midlothian.

Comprises: an entrance hall, living/dining room and kitchen, utility/storeroom, three bedrooms, and a family bathroom.

Features include a modern fitted kitchen, a bright bathroom suite, contemporary flooring and heating, gas central heating and double glazing. In addition, there are TV and phone points, well-proportioned room sizes, and good storage provision including a loft.

There is a low maintenance garden to the front, an enclosed garden laid to lawn to the rear, communal greens adjacent to both aspects and ample residential parking.

A generous entrance hall gives access to the lounge and to the stairway, whilst proving ample space for outerwear. The ground floor has been converted to a semi open-plan living space, with recessed spotlighting, contemporary flooring, and ample room for both lounge and dining furniture.

To the rear is a door to the garden, while set internally off the kitchen is a flexible utility/store room with connections for a washing machine. The kitchen itself is fitted with modern units, stone-effect worktops, a tiled surround, a sink with drainer, and an integrated dishwasher, double oven and ceramic hob.

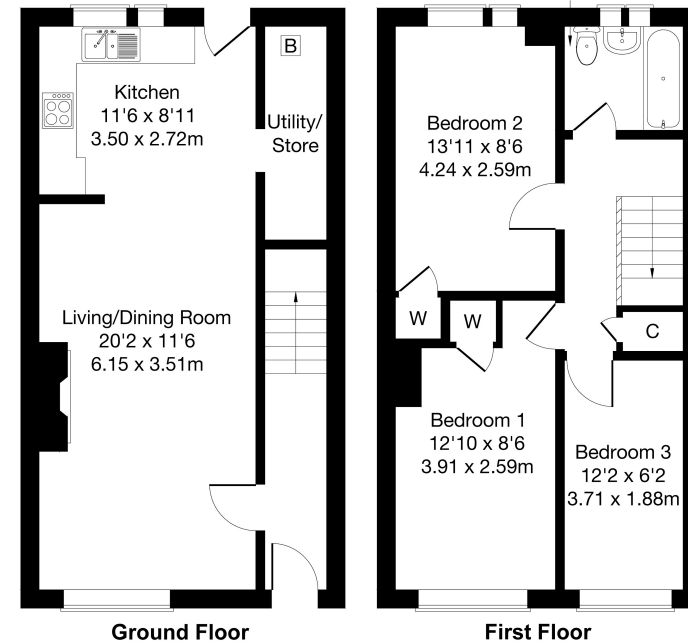
On the first floor, two well proportioned double bedrooms are set to either aspect and include built-in wardrobes, whilst a further third flexible bedroom is set to the front. The bathroom is fitted with a modern suite, including a shower over the bath and tiled splash walls.

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**46 Waterfall Walk, Dalkeith EH22 2LE**

Approximate Gross Internal Area: (915 sq ft - 85 sq m.)

Bathroom  
6'1 x 5'4  
1.86 x 1.63m



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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