



## 27 Easter Langside Drive, Dalkeith, Midlothian, EH22 2FR

Immaculately Presented Three-Bedroom, Mid-Terraced Home with Gardens

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# Property Description

Immaculately presented three-bedroom, mid-terrace home, with gardens, set in a popular residential development. Located on the outskirts of Dalkeith, Midlothian, to the south east of Edinburgh.

Comprises an entrance hall, a living/dining room, a kitchen, two double bedrooms, a single bedroom, a shower room, and a ground-floor WC with utility cupboard.

Highlights include a stylish, fully integrated kitchen with Silestone worktops, stylish bathrooms, with contemporary flooring and decor. In addition, there is gas central heating, double glazing, designer radiators, and good storage, including a loft space.

There are low-maintenance gardens, with synthetic turf lawns and porcelain tiles, a composite deck with a pergola, and a powered store shed. This popular development also has ample unrestricted residential and visitor spaces, together with well-maintained communal areas, including large open greens.

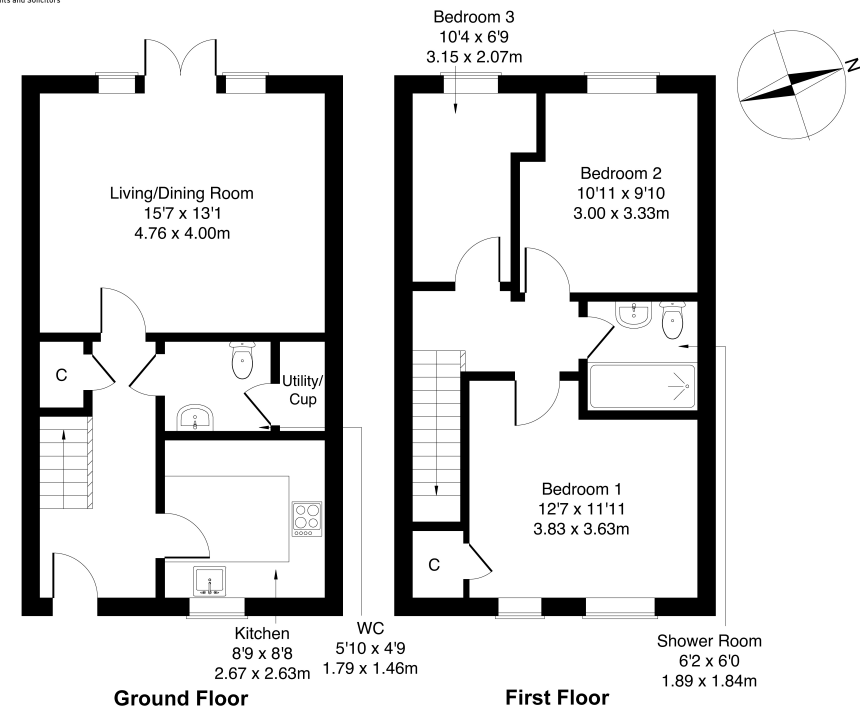
A welcoming entrance leads through to a bright living and dining area, finished with contemporary flooring throughout and offering direct access to a private garden, making it an ideal space for entertaining guests. Just off the living area is a conveniently located WC, which also benefits from a practical utility cupboard with space for a washing machine and tumble dryer. The kitchen, positioned at the front of the property, features a sleek modern finish with Silestone worktops, a stainless steel sink with drainer, and a range of integrated appliances including a Neff Slide and Hide oven, an induction hob with canopy above, dishwasher, microwave, and fridge/freezer.

Upstairs, the carpeted landing provides access to all bedrooms, each finished in light, neutral décor. Bedroom two benefits from wood-effect flooring, while bedrooms one and three continue the hallway carpeting, and bedroom one benefits from a large walk-in cupboard. Completing the property is the family shower room, fitted with a modern three-piece suite including a walk-in shower and a stylish ladder-style radiator.



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Approximate Gross Internal Area: (861 sq ft - 80 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 around eight miles from Edinburgh city centre, boast a wide range of local amenities, including Aldi, 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 by 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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