



31 Leighton Crescent, Easthouses, Dalkeith, Midlothian, EH22 4DX

Light, Beautifully Presented and Spacious, Two-Bedroom, Semi-Detached Bungalow

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Property Description

Light, beautifully presented and spacious, two-bedroom, semi-detached bungalow, with gardens and a garage. Located in an exceptionally quiet residential area of Easthouses near Dalkeith, Midlothian.

Comprises a vestibule, hall, living room, kitchen, rear porch, two double bedrooms and a shower room.

Finished in light neutral decor throughout, with a modern fitted kitchen and bathroom, gas central heating and double glazing. Further highlights include contemporary lighting and flooring, and good storage, including the garage and a loft, mirroring the floorplan.

A most generous plot includes a low-maintenance garden to the front, with a driveway continuing to the side and rear, and a large enclosed lawn garden to the rear.

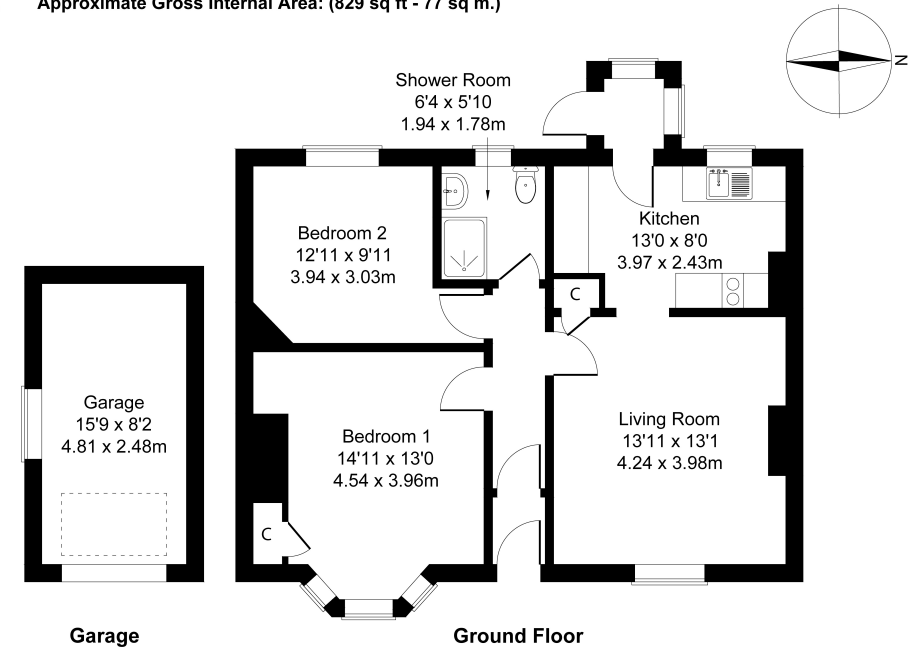
A welcoming entrance vestibule opens into a hallway finished with the light, neutral decor and modern, wood-effect flooring, which feature throughout the well-presented living areas within the home. On the right, a living room, with storage, features a flexible floorplan and plenty of natural light from a front-facing window. Leading off the living room, a kitchen enjoys access to the rear garden, via a porch, and is fitted with modern, white units, black, granite-effect worktops, a stainless-steel sink, an integrated, oven, microwave, gas hob, concealed extractor fan and dishwasher, as well as a freestanding washing machine.

Set to the front, and extended by a bay window, the tastefully presented main bedroom is bright and spacious and includes built-in cupboard storage. The flexible second bedroom is equally well finished and enjoys rear garden views. Both bedrooms are carpeted for comfort. Completing the accommodation, a family shower room is fitted with a glazed corner shower cubicle, a WC, a basin, set into storage, and floor and wall tiling.



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Approximate Gross Internal Area: (829 sq ft - 77 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Easthouses is a residential town, set just to the south of Dalkeith, and some eight miles from Edinburgh city centre. With good amenities on offer locally, as well as excellent commuting links and local schooling, nearby Dalkeith offers further amenities including local shopping, supermarkets, cafes and restaurants. The surrounding areas offer some of Edinburgh's largest retail parks, including Straiton, which provides a Sainsbury's

supermarket, Boots, an M&S food store and other high-street names along with one of Scotland's IKEA stores. There is good local schooling available from primary to secondary level, and recreational facilities include several golf courses, Hillend Ski Slope and the famous Rosslyn Chapel and Rosslyn Glen County Park.





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