



## 17 Easthouses Way, Easthouses, Dalkeith, Midlothian, EH22 4UA

Two-Bedroom, End-Terrace House with Gardens and an Allocated Parking Space

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# Property Description

Tastefully presented, two-bedroom, end-terrace house, with gardens and an allocated parking space. Located in the quiet and leafy residential area of Easthouses, near Dalkeith, Midlothian.

Comprises an entrance hall, living room, dining/kitchen, two double bedrooms and a family bathroom.

With a southerly facing aspect, highlights include a modern fitted kitchen and bathroom, contemporary flooring and lighting.

In addition, there is good storage, including integrated wardrobes and a floored loft, gas central heating and double glazing.

There is a small lawn to the front, with the parking space adjacent, whilst there are decked patios, a lawn and a shed to the rear.

This residential cul-de-sac development also provides additional, unrestricted visitor parking and has a semi-rural feel, bordered by farms and woodland.

A bright entrance porch leads into the home's living room, filled with natural light from a large, southerly-facing window. Finished with modern, wood-effect flooring, the stylish reception room offers a versatile floorplan for freestanding lounge furniture and conveniently leads into a kitchen. Enjoying garden access and providing space for seated dining, the kitchen is fitted with contemporary white units and dark, wood-effect worktops. Appliances include an integrated double oven, an induction hob, a canopy, a freestanding dishwasher and a washing machine, whilst space is available for a fridge/freezer.

Upstairs, set to either aspect off a landing with storage, two double bedrooms benefit from generous fitted wardrobe storage. Whilst front-facing bedroom one enjoys a sunny aspect and carpeted flooring, bedroom two benefits from wood-effect flooring and rear garden views.

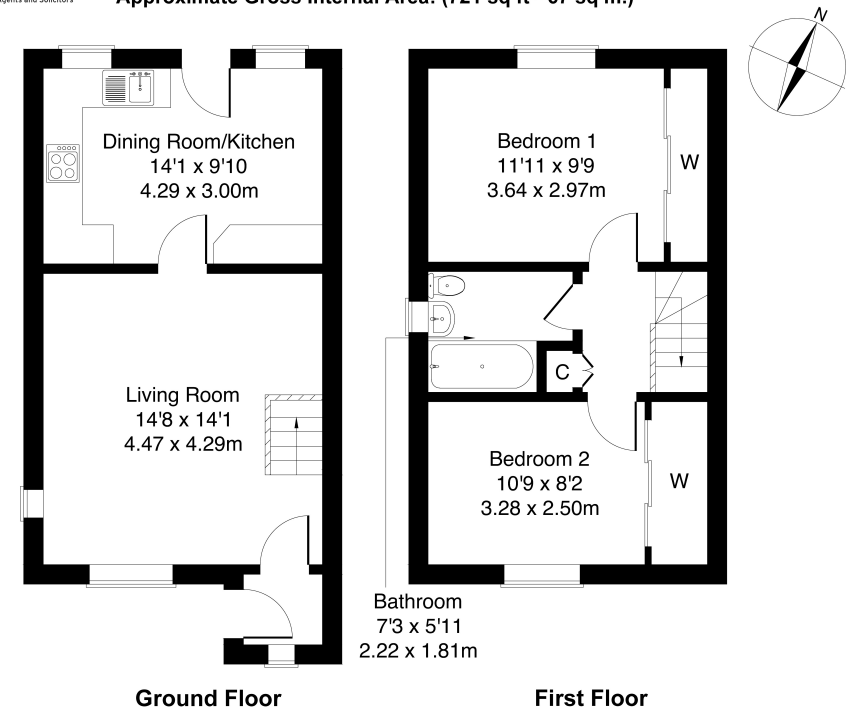
Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath, a ladder-style radiator, tiled splash walls and flooring.

A 360 Virtual Tour is available online.

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**17 Easthouses Way, Dalkeith EH22 4UA**

Approximate Gross Internal Area: (721 sq ft - 67 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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