



63 Kippielaw Road, Dalkeith, Midlothian, EH22 4HZ

Spacious, Three-Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Nestled in a peaceful and leafy residential area on the outskirts of Dalkeith, Midlothian, this deceptively spacious three-bedroom semi-detached home offers stylish interiors, generous living space, and excellent outdoor areas, including gardens and a driveway.

Comprises an entrance hall, living room, open-plan kitchen/dining/family room, three double bedrooms, an en-suite and a family bathroom.

Extended to both the rear and side, with flexible storage room to the front, and a cul-de-sac position adjacent to woodland to the rear. Features include a modern kitchen and bathroom suites, contemporary flooring, gas central heating, double glazing and a loft space.

Externally, there is mono-blocked landscaping to the front incorporating the driveway, whilst a good-sized rear garden features a large patio deck and a lawn area.

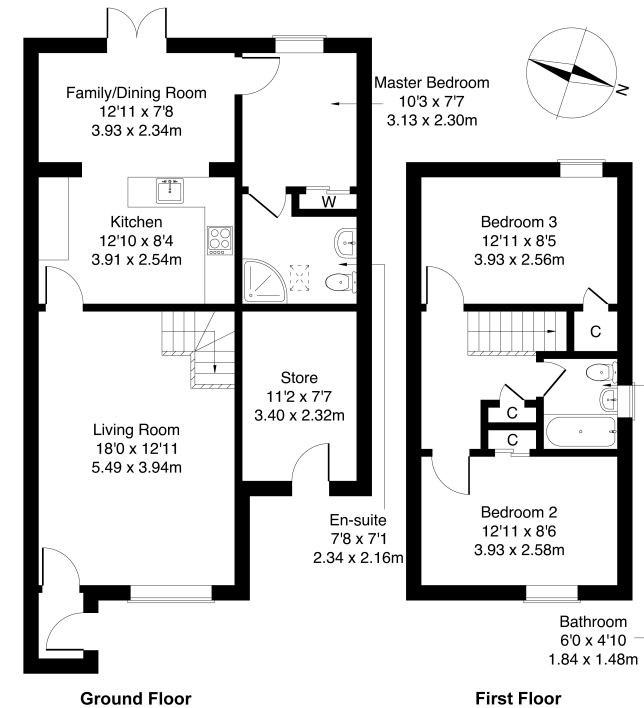
The property opens with a welcoming entrance leading into a bright and airy lounge, tastefully decorated in neutral tones and complemented by wood-effect flooring. A staircase to the upper level adds character and flow to the ground floor. To the rear, an impressive open-plan kitchen/dining room extends into a cosy lounge area, creating an ideal setting for both entertaining and everyday family life. French patio doors open directly onto a westerly-facing garden, flooding the space with natural light. The kitchen is fitted with wall and base units, stone-effect worktops, a tiled surround, and an integrated oven, gas hob and dishwasher. Set off is a tastefully finished master bedroom with a built-in wardrobe with mirrored doors and an en-suite shower room.

On the upper floor, there are two well-proportioned double bedrooms, both with wood-effect flooring and built-in storage space. A family-sized bathroom with a three-piece suite, shower-over-bath, and tiled splash walls completes the accommodation.



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Approximate Gross Internal Area: (1044 sq ft - 97 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 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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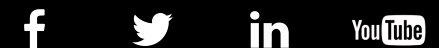
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