



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

Beautifully Presented, Modern, Three-Bedroom, Semi-Detached Home with Gardens

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# Property Description

Set on a generous corner plot within a quiet, modern development in popular Dalkeith, this beautifully presented three-bedroom semi-detached home offers stylish, contemporary living just south-east of Edinburgh. The property benefits from well-maintained private gardens and an allocated parking space, making it an ideal choice for families and professionals alike. Comprises an entrance hall, living/dining, kitchen, utility cupboard, three flexible bedrooms, en-suite shower room, a bathroom and a ground floor WC.

A rare property ready to move in, finished to an exemplary standard with luxury fittings throughout. Features include an exceptional WREN kitchen with integrated appliances, quality bathrooms, and dual-zone underfloor heating for the ground floor. Further highlights include recessed lighting, a stylish staircase with LED feature lighting and a glass balustrade, and HIVE central heating. In addition, there is an attic, a powered store shed, double glazing, a whirlpool bath, contemporary flooring and wall panelling. The property also boasts Bi-fold doors opening onto a bespoke patio deck to the rear garden, with a synthetic lawn beyond, together with a gate to the residential parking.

Upon entry, a bright and welcoming hallway provides access to a convenient ground-floor WC and leads into a spacious front-facing lounge. Featuring elegant tiled flooring throughout, the lounge also offers ample space for dining, multiple built-in storage solutions, a wall-mounted TV point, and access to a semi-open plan kitchen. The striking WREN kitchen continues the stylish tiling and is designed for both functionality and entertaining. It boasts quality fitted units with stone-effect worktops, integrated appliances including a hob, oven, microwave, wine cooler and dishwasher, as well as a freestanding fridge/freezer, washing machine and tumble dryer. Bi-fold doors open directly to the rear garden, seamlessly blending indoor and outdoor living.

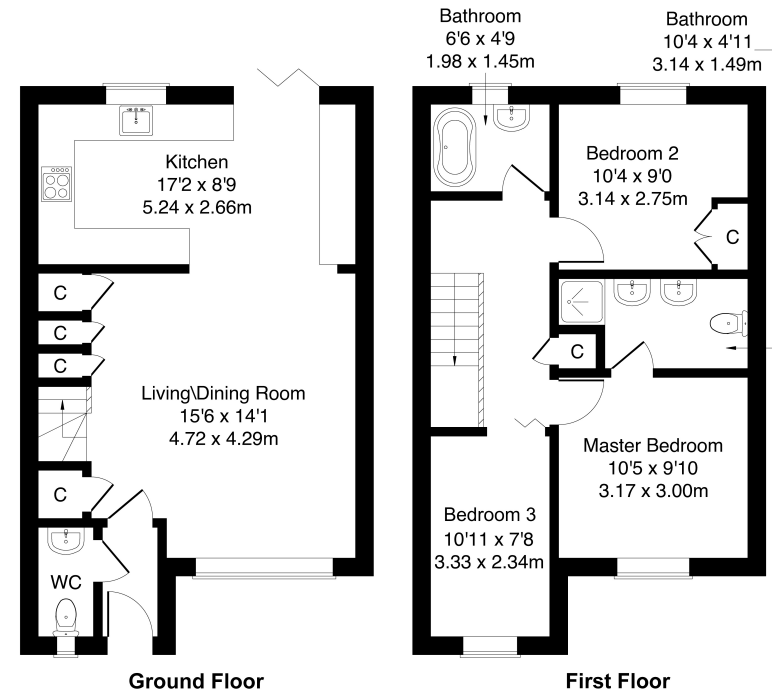
Upstairs, the master bedroom sits to the front and features carpeted flooring, a bespoke media wall with a TV point and integrated fireplace, and a luxurious en-suite shower room. The en-suite is finished to a high standard with a rainfall shower, dual sinks, WC, panelled splash walls, and stylish tiled flooring. Two further flexible bedrooms are positioned to either aspect, with the second bedroom benefiting from a built-in wardrobe. A modern bathroom completes the accommodation, featuring a whirlpool bath, contemporary sink unit, panelled splash walls, and tiled flooring.

A selection of quality furniture is also available for inclusion in the sale of this outstanding property.



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



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

## Area Description

Located just eight miles from Edinburgh city centre, Eskbank and Dalkeith are popular Midlothian towns offering a superb range of local amenities, including Morrison's and Lidl supermarkets. The area is ideally placed for commuters, with the Edinburgh city bypass just minutes away, providing excellent access to the capital, surrounding areas, and major retail destinations. Nearby Straiton Retail

features a wide selection of high-street stores such as Sainsbury's, Boots, and M&S Food, as well as one of only two IKEA stores in Scotland. Families will appreciate the quality local schooling available at both primary and secondary levels, and a regular public transport network ensures easy travel to Edinburgh and beyond.









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